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## ASSESSMENT OF SIGNIFICANCE

'STEPHENVILLE', 122 ATKINSON STREET, LIVERPOOL NSW 2170



for  
LIVERPOOL CITY COUNCIL

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prepared by  
**FORM architects (aust) Pty Ltd**  
NOVEMBER 2020

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## 1.0 INTRODUCTION

### 1.1 BACKGROUND

FORM architects (aust) pty ltd has been commissioned by Liverpool City Council to assess the significance 122 Atkinson Street, Liverpool as an item of cultural and heritage significance as a result of unsolicited nomination by members of the Liverpool community. As a result Council issued an Interim Heritage Order (IHO) for the property to protect it until research establishing whether the property should be included in the schedules of items of heritage significance of the Liverpool Local Environment Plan 2008 (LLEP 2008).

122 Atkinson Street is located within Liverpool Local Government Area (LGA) has not been, previously, identified as an item of local heritage significance and it is not located within a heritage conservation area (HCA) under Schedule 5 Environmental Heritage of LLEP 2008.

My conclusion, after having read the documentary evidence and inspection of the house and witnessing the intactness of the building and its level of retention of original form, fabric, finishes and materials along with the record of the history of the people and the house are compelling reasons for my recommending that the property be included in the schedule of heritage items of the Liverpool Local Environmental Plan.

### 1.2 SCOPE OF ASSESSMENT & METHODOLOGY

This report assesses the significance of the property to establish its heritage values by reference to the criteria established in the Australia ICOMOS Burra Charter as detailed herein. The outcome of this assessment will inform Council in their deliberations over whether to include the property as an item of cultural and heritage significance in Schedule 5 Environmental Heritage of LLEP 2008.

The property has been assessed with regard to the following heritage guidelines and heritage management documents: -

- Liverpool Local Environmental Plan 2008;
- Liverpool Development Control Plan 2008;
- The Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance, 2013; and
- The NSW Heritage Council Heritage Manual: Assessing Heritage Significance;

The *Burra Charter* provides definitions for terms used in the assessment and maintenance of heritage conservation and proposes conservation processes, principles and methodologies for the conservation of an item.

The *NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

The key methodology of both documents is to identify the nature of any heritage significance as a basis for making decisions, which will affect the future of the place.

### 1.3 SOURCES

The historical context was developed referring to the historical background for the site provided in: -

- Liverpool City Council Website;
- Heritage Listing Submission for 122 Atkinson Street, Liverpool, Glen op den Brouw, City of Liverpool and District Historical Society, 1 February 2020;
- NSW Land Registry Services, Historical Land Records Viewer;
- NSW Heritage Library;
- NLA Trove;
- SixMaps 1943 aerial survey; and
- Other reputable documentary sources in the public domain.

All sources used to develop an understanding of the historical context of the site are acknowledged as footnotes in Section 2.0 Historical Context.

### 1.4 ACKNOWLEDGEMENTS

The authors acknowledge the generous assistance of the following people and organisations in providing valuable information and data that was essential to the preparation of this assessment:-

- Liverpool City Council – Heritage Officer, Thomas Wheeler, for organising access to the house, files and provided background historical information about the site and particular building types on the site;
- The City of Liverpool and District Historical Society Inc. Est 1965 – Glen op den Brouw, for the background historical information about the property.

## 1.5 AUTHORSHIP

This assessment was carried out by FORM architects (aust) pty ltd. This document was written and edited by Ron Edgar (B Arch FAIA) with research and formatting assistance by Evelyn Foston.

Diagrams and photographs used in this document were prepared by FORM architects (aust) pty ltd, unless identified otherwise.

## 1.6 LIMITATIONS

The site was inspected and analysed by Ron Edgar, Principal & Director of FORM architects (aust) pty ltd on Monday 9 November 2020. Access was made available to the building for external and internal review.

Archaeological assessment is beyond the scope of this report and is not considered necessary at this stage. Recommendations have been based on research of documentary evidence and inspection of the property.

## 1.7 SITE IDENTIFICATION AND DESCRIPTION

The subject property is 122 Atkinson Street, Liverpool. The legal description of the property is Lot 52 DP 1090837 and it is located in the Local Government Area of Liverpool. It is not identified as a heritage item and it is not located within any heritage conservation area under Schedule 5 Environmental Heritage of LLEP 2008.



**Figure 1** Location of the subject property – Source: Sixmaps viewer

It is located on the southern side of Atkinson Street with its southern boundary shared with properties addressing Passefield Street. The locality, in which it is contained, is to the west of the Georges River. The site has an area of 571 m<sup>2</sup> and contains a weatherboard cottage that was built in 1917. It is currently unoccupied, with the owner now residing in an aged care facility.

## 1.8 PHYSICAL DESCRIPTION

In consideration of its age and construction, the house and property have been very well maintained, is in reasonable condition and the minor alterations carried out over the century have been limited to adjustments to accommodate the availability of sanitary services and the requirements of family accommodation.

The cottage is constructed to a 'text book' high standard with a floor frame of bearers and joists elevated on brick piers with ant caps. The timber stud-frame walls reinforced by the construction of brick fireplace and flue for the Living Room and Brick mantle and chimney for the 'wood chip' fuel stove in the Kitchen. The roof is framed to form a 'Hip roof' with contiguous skillion roof over the front and rear verandahs. The rear verandah had a Laundry (now the Bathroom but retaining the wood chip heated Copper that was used for boiling soiled clothing) at the west end and, possibly, a room at the south end. This area is, now, the Kitchen but, there is an indication that a wall appears to have been removed.

Repairs required for continuing occupation would not require major intervention into the fabric and the majority of materials and finishes are original. However, there is substantial use of fibrous cement sheeting, internally and externally, that is extremely likely to contain asbestos. It would appear that some of this may be replacement for weatherboards and may conceal some original cladding and internal timber linings.



Figure 2 Subject property, 122 Atkinson Street viewed from the street. (FORM 9/11/2020).



Figure 3 Front verandah of 122 Atkinson Street – all weatherboard and window frames are original. The deck condition is due, primarily, to weather and exposure generally. The verandah construction is visible through the and is in reasonable condition. The verandah posts have had their lower sections replaced. However, the post shaft is original and retains its tapered champher detail above the scarfed joint connecting the new base section of the post. (FORM 9/11/2020).

## 2.0 HISTORICAL CONTEXT/OUTLINE

This section provides a brief outline of the historical context of the area and the subject site. The information provided was compiled from information found in the sources referenced in the bibliography.

### 2.1 HISTORICAL CONTEXT OF THE AREA

The following table provides a timeline of the settlement and development of the City of Liverpool and some historical context of the area.

TIMELINE	EVENT
1795	George Bass, a naval surgeon, and Matthew Flinders, a naval officer, travelled up the Georges River in a small boat and discovered the area soon called Banks Town.
1799	Number of grants given out to settlers in the District of Banks Town. Many in present parish of Holsworthy.
December 1805	Thomas Moore, the former government boat builder at Sydney, was granted 750 acres in the District of Bankstown.
1810	Foundation of the town of Liverpool by Governor Lachlan Macquarie. Town plan laid out by surveyor, James Meehan.
1815	William Roberts completed the main southern road to Liverpool under contract from Governor Macquarie.
1824	Saint Luke's Church designed by Francis Greenway completed.
May 1827	An early map of the township is prepared by surveyor Robert Hoddle.
1 March 1828	The first Post Office was opened at Liverpool.
1829	New Liverpool Hospital (now Liverpool TAFE College) opened.
1831	Horse mill owned by John Horsley and Henry Thwaite in operation by this date.
1836	Construction of a dam across the Georges River at Liverpool was commenced.
1837	Small Roman Catholic school functioning in Liverpool.
1839	Dam (reservoir) at Liverpool completed.
1840	Foundation stone of Roman Catholic church in Liverpool was laid.
1841	A steam powered mill owned by George Blackett was operational at Collingwood.
1843	The District Council of Liverpool was incorporated.
1855	Methodist Church was erected in Liverpool.
1856	An abattoir and a woolwashery were established by J.H Atkinson at Liverpool.
1856	Irrigation scheme commenced on Sophienburg. Believed to be the first irrigation scheme in Australia.
1856	Moore College opened.
26 September 1856	The railway to Liverpool was opened.
30 December 1857	The first telegraph message in NSW was transmitted to Liverpool from Sydney.
1859	The Central and Eastern Divisions of the Luddenham Estate were offered at auction.
1862	Presbyterian church at Liverpool opened.
October 1863	Public school opened at Liverpool.
1864	The Eastern Division of the Luddenham Estate offered at auction.



TIMELINE	EVENT
1868	Collingwood paper mill actually commences production.
27 June 1872	Municipal District of Liverpool was incorporated.
1873	Denominational Catholic School was operational at "Cabramatta".
1879	Martin Christiansen commenced a brickyard, near Brickmakers Creek, at east end of Atkinson Street.
12 February 1880	Richard Thorne acquired land on the southern side of Atkinson Street from Charles Ambrose Scrivener.
August 1880	Post office building erected at the corner of George and Scott Streets.
January 1882	Warwick Farm transferred to William Forrester.
1882	Sisters of Charity take control of Roman Catholic School in Liverpool.
1882	First government provisional school opened at Hoxton Park but soon closed.
1884	New Methodist Church built in Liverpool.
30 August 1888	George Brewer, a hotelkeeper, purchased the land owned by Richard Thorne.
1889	Moore College closed and removed to Newtown.
1889	New government school successfully commenced at Hoxton Park.
10 June 1889	Harry Boyland was born in Prospect, NSW
March 1889	First public meeting at Warwick Farm race-course.
1890	Council gas plant in operation by this time.
16 December 1892	Cemetery on Flowerdale Road dedicated.
1893	Presbyterian church replaced with a new building.
1894	Bridge across the Georges River and the railway to link Moorebank to Liverpool.
1895	Water supply to town of Liverpool begins as offshoot from Sydney water supply line.
1895	Commencement of annual shows in the area by the Liverpool Agricultural, Horticultural and Industrial Society.
1900	Provision of limited sewerage for the Asylum.
1906	Army manoeuvres in the Holsworthy area.
1906	Nepean Shire constituted.
1910	Henry Bull and Co established the Challenge Woollen Mills at Liverpool.
January 1910	Lord Kitchener watches the manoeuvres of 6000 troops at Holsworthy.
1913	Establishment of major military training camp near Liverpool at Holsworthy.
15 August 1915	Harry Boyland, a sleeper hewer, was enlisted in the army while living in Western Australia with his wife Amelia Boyland.
2 November 1915	Private Harry Boyland departed Australia from Freemantle on HMAT A38 Ulysses.
30 May 1916	Harry Boyland killed in action near Fleurbaix in France.
1917	Voluntary Workers' Association was formed.
30 April 1917	Amelia May Garner Boyland acquired the land from George Brewer.

TIMELINE	EVENT
July 1917	A house was constructed for Mrs. Boyland and her two children by volunteer workers at a cost of 265 pounds. They lived there for 17 years.
1918	District Ward to treat the patients of the Liverpool locality added to the Asylum (Hospital).
1919	A large area of land at Chipping Norton, was purchased by the Commonwealth for a Soldier Settlement.
1920	Liverpool and District Co-operative Society founded.
1924	Soldiers' Memorial School of Arts built as a memorial to the soldiers of World War One.
26 September 1925	Electricity supply officially switched on to supply the town.
1927	Council gas plant taken over by the Australian Gas Light Company, who closed down the plant and supplied Liverpool direct from the Sydney mains.
1927	New building commenced at Liverpool Public School.
6 November 1928	Sidney Edward Ward acquired the house and land from Mrs. Boyland.
1929	Electric train services to Liverpool operational.
November 1932	First houses at Hammondville were completed.
1940	Cablemakers of Australia build a factory along the Georges River.
May 1945	Sewerage system at the Royal Navy establishment at Hargrave Park operational.
1950	Sewerage scheme for Liverpool commenced.
1953	Clark Bricks (now Boral Brick) commence a brickyard at Nuwarra Road in Moorebank.
1955	Large area of industrial land at Moorebank released.
1958	New Liverpool hospital opened.
1959	46 square miles of Green Belt land released.
1959	Area of industrial area released on Orange Grove Road.
1960	Old Hospital converted into a Technical College.
1 January 1960	Council's electricity system taken over by Prospect County Council.
December 1960	First motor sport event held at Warwick Farm.
1964	Housing Commission development in Green Valley.
26 March 1969	Field Day inaugurates new showground site at Kurrajong Road, Prestons.
1 June 1970	Una Ellen Phyllis Ward became the registered proprietor of the property at Atkinson Street.
9 January 1973	Trevor William Powell became the registered proprietor of 122 Atkinson Street.
April 1992	Neustein & Associates, Jyoti Sommerville/Rod Howard, Terry Kass, Edward Higginbotham/Siobhan Lavelle, AnneMarie Clements, DM Taylor prepared a Liverpool Heritage Study for Liverpool City Council.



TIMELINE	EVENT
September 2005	FORM architects, with Archaeologist Jillian Comber, was commissioned by Liverpool City Council to prepare a review of the 1992 Heritage Study as a result of rapid development change within the Liverpool City Council LGA.

## 2.2 HISTORY OF SITE AND BUILDING

122 Atkinson Street is located within the part 500-acre land (Portion 269) that was originally granted to Ebenezer Bunker in 1810 and subsequently subdivided.

Richard Thorne acquired a portion of the parcel of land on the southern side of Atkinson Road from Charles Ambrose Scrivener in February 1880<sup>1</sup>. Scrivener was one of the most prominent men in the Liverpool district, he died at his residence in Liverpool in 1903<sup>2</sup>.

In 1888, a hotelkeeper, George Brewer became the registered proprietor of the land.

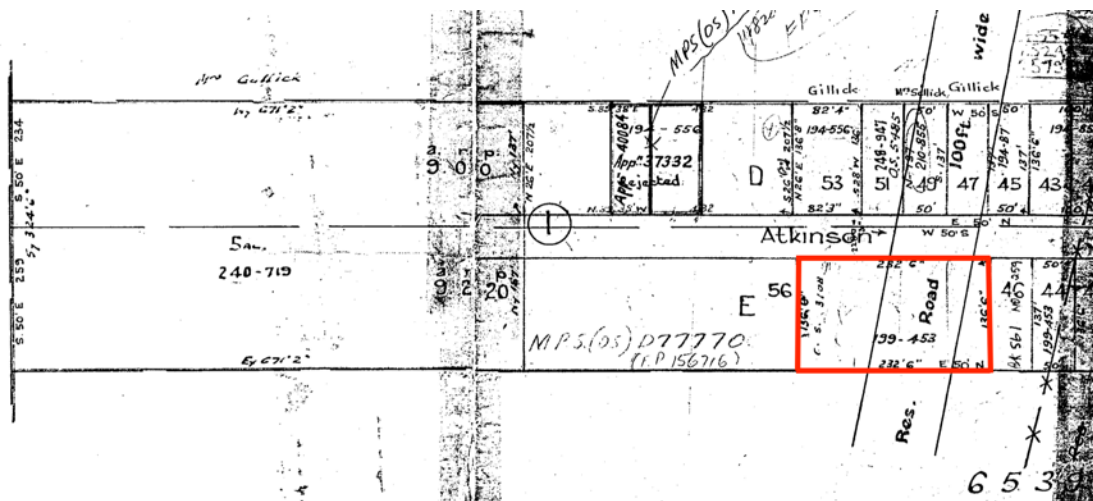


Figure 4 McHugh's paddock subdivision plan, Richard Thorne's land is outlined in red.

Harry Boyland was born in Prospect in June 1889. In November 1915, he enlisted in the army while living in Western Australia with his wife Amelia May Garner Boyland (nee Johnston) and their two young sons. He embarked for the Western Front aboard the HMAT Ulysses A38 in November 1915. Ranked as a Private, Boyland was killed while serving with the 11th Battalion on May 30th 1916. He is buried in the Rue- Petillon Military Cemetery, Fleurbaix, France.

In April 1917 Amelia Boyland acquired the land that the house was, later, built on for her. The house was built for war widow Mrs J. Boyland and her two children whose husband Harry had been killed in France in 1916.

<sup>1</sup> Book 199 No. 453

<sup>2</sup> <https://trove.nla.gov.au/newspaper/article/85693196>

Figure 5 Australian Imperial Force – Nominal Roll, details of Private Harry Boyland’s registration is outlined in red – Australian War Memorial.

Following her husband's death, Amelia Boyland returned 'home' to Liverpool and became the first war widow to have a home built for her. It was built on land purchased by her, by the Liverpool Voluntary Worker's Association (LVWA).

The house was furnished by Liverpool's Challenge Woollen Mills War Chest Fund<sup>4</sup>.

The plans were drafted by Messrs. S. Deadman and H. E. Wearne, while Alderman Stephen Deadman, Robert and Boase Deadman (his sons), Messrs. Tom Ganes, A. Smith, Solomon, Fabris, Webb, Jackson, Blinman, B. Wheeler, J. Hilleard, Dempsey, Monson, L. Murphy and Sec. Munro were determined in their efforts in constructing the home. The home was, appropriately, named "Stephenville" after Mr. Stephen Deadman, who acted as foreman of works<sup>5</sup>.

The origins of this house relate directly to the Anzac sacrifice and spirit that has become a cornerstone of Australian and New Zealand cultural character. It embodies the sorrow and grief of national and personal sacrifice during WW1 and the communal spirit of responsibility of Australian citizens for each other.

An embryonic War Widows guild was established during WW1 to look after the plight of war widows and their families was responsible for the organisation of financial, material and voluntary community support for families such as the Boylands. In 1916 this became the Voluntary Workers Association and the Liverpool branch was established in 1917.

Following the carnage of WW1 the need for support of military families was long term and eventually, the war widows guilds metamorphosed to Legacy, that continues to be an important benefactor for the defence force families of personnel who have served in wars since WW1.

<sup>5</sup> <http://nla.gov.au/nla.news-article86085006>

As this was the first house built for a war widow, the handing over ceremony for the house to Mrs Boyland was a celebratory event that was socially and politically significant, and was widely reported nationally, in newspapers. The fact that it was all achieved philanthropically, by the Liverpool community was especially significant.

**Home Erected by Liverpool Voluntary  
Workers for a Widow of a Soldier.**



Mr. Orchard, M.P., addressing the people at the opening of the Liverpool War Widow's home on Saturday. In the background is Mr. J. C. Hunt, M.L.A.



Mayor McBurney addressing the crowd at the opening of the Liverpool Soldier's Home on Saturday. Mr. Orchard, M.P., is to the right, and Mr. Hunt, M.L.A., and Mayor Webster in front.

Figure 6 1917 photos of the opening of the Liverpool War Widow's home, 122 Atkinson Street. - NLA Trove

In 1928, Sidney Edward Ward, a Tanner, acquired the property and later, in 1970, Una Ellen Phyllis Ward became the registered proprietor following Sidney's death<sup>6</sup>.

In 1973, Trevor William Powell, a longtime Liverpool resident, purchased the property and he lived there for several decades with his family.

Mr Powell now resides in an aged care home and the sale and capitalization of the property is important to his welfare.

<sup>6</sup> Book 3013 No. 244



Figure 7 1930 aerial of the area, location of 122 Atkinson Street is indicated by a red arrow.



Figure 8 1943 aerial of the area, location of 122 Atkinson Street is outlined in red. From the evidence of similar roofs there were many similar houses in the area. However, it is not assumed that many, or any, others were 'war widow' houses. That is a topic for further study.





Figure 9 1961 aerial view of the area, 122 Atkinson Street is outlined in red.



Figure 10 1975 Map of Parish of St Luke, County of Cumberland. Location of subject property is indicated by a red arrow.



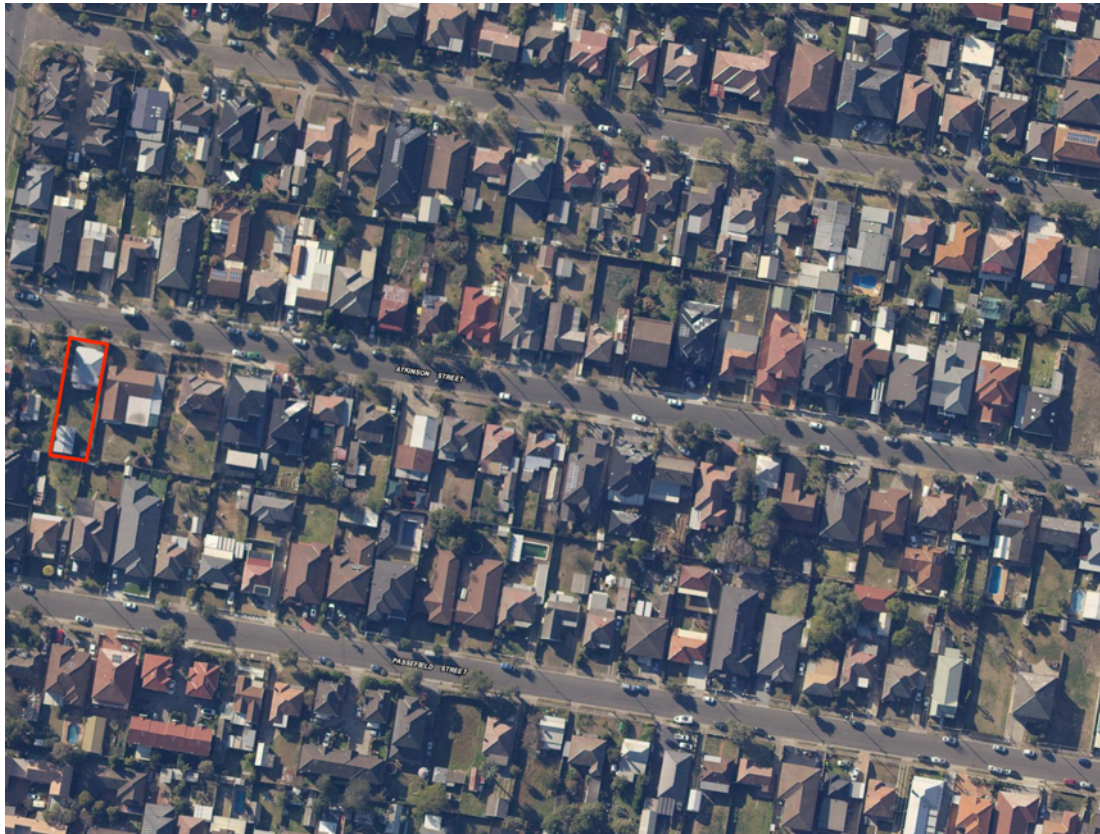


Figure 11 2020 aerial view of the area, location of 122 Atkinson Street is outlined in red.

#### SCHEDULE OF OWNERS OF THE PROPERTY

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) &amp; Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
12.02.1880 (1880 to 1888)	Richard Thorne	Book 199 No. 453
30.08.1888 (1888 to 1917)	George Brewer (Hotelkeeper)	Book 396 No. 128
30.04.1917 (1917 to 1928)	Amelia May Garner Boyland (Widow)	Book 1105 No. 563
06.11.1928 (1928 to 1970)	Sidney Edward Ward (Tanner)	Book 1537 No. 282
01.06.1970 (1970 to 1973)	Una Ellen Phyllis Ward (Widow of Sidney Edward Ward)	Book 3013 No. 244
09.01.1973 (1973 to current date)	Trevor William Powell	Book 3087 No. 556 Now - 52/1090837

## 2.4 VWA & WAR WIDOWS' HOMES

The Voluntary Workers Association (VWA) was formed in 1917 after the passage of legislation to allow for Crown land to be made available for the Soldiers' Garden Village at Matraville<sup>7</sup>. The VWA's main activity was to provide homes for returned servicemen and their dependants<sup>8</sup>. Founded at a public meeting at the Sydney Town Hall in April 1916, the VWA saw itself as part of the 'army of men and women who, not being able to get to the battle-front, did their best to make things comfortable' for maimed servicemen and their families and the widows and children of fallen soldiers<sup>9</sup>.

<sup>7</sup> <https://dictionaryofsydney.org/search/?query=voluntary+workers+association>

<sup>8</sup> <https://home.dictionaryofsydney.org/matraville-garden-village/>

<sup>9</sup> Paul Ashton, 'Repatriation Homes': Matraville Garden Village for Disabled Soldiers and War Widows', *War and Other Catastrophes*, special issue of *Journal of Australian Studies*, no 60, 1999, pp73-83.

By the close of the war, the VWA had established almost fifty independent branches, most of which were located in Sydney suburbs; erected 250 homes (with an additional fifty under construction); commenced an annual 'Home Day', an initiative of the VWA, established to build houses for disabled returned soldiers or for soldiers' widows and families<sup>10</sup>, the first of which raised £45,000 in September 1918; and set up, through its women's committee, three cafes in Sydney, the proceeds from which were channelled into home building<sup>11</sup>.

The Guildford VWA was the first in the State to hand over a completed cottage in 1916. There had been a cottage opened previously at Normanhurst, but it was not completed. The recipient of the home is the widow of a brave soldier, the late Sergeant F. Bourne, who served the Empire through out the Boer War and afterwards came to Australia. Not satisfied with the "bit" he had done in South Africa, he enlisted as soon as war broke out in August, 1914, at Manly, and left Australia for Egypt with A Company, 3<sup>rd</sup> Battalion, on October 19, 1914. He was wounded on the beach in the famous landing at Gallipoli on April 25, 1915, and died of his wounds on May 4 following<sup>12</sup>.



Figure 11 Hurstville VWA opened their first cottage at Waratah Street, Oatley in 1917 - The Sydney Morning Herald, 12 Feb 1917, Page 8 via NLA Trove.

<sup>10</sup> <https://espace.library.uq.edu.au/view/UQ:732812>

<sup>11</sup> Paul Ashton, 'Repatriation Homes': Matraville Garden Village for Disabled Soldiers and War Widows', *War and Other Catastrophes*, special issue of *Journal of Australian Studies*, no 60, 1999, pp73-83.

<sup>12</sup> <http://nla.gov.au/nla.news-article86070484>



#### WAR WIDOW'S HOME, ARNCLIFFE.

The opening and formal handing over of the third cottage built by the Arncliffe Branch of the Voluntary Workers' Association, attracted a large crowd on Saturday afternoon to witness the ceremony.

The land on which the cottage is erected, was given by the Department of Public Instruction.

The Hon. J. G. Farleigh, M.L.C., in welcoming the Minister and visitors, said that the properties already erected by Arncliffe Branch were valued at £1,400, and the Branch had a balance of some £80 in hand. The occupant of the cottage would only have to pay a nominal rental of one shilling a week, and taxation charges approximately another shilling weekly. Arrangements had been made with the local doctor and dispensary for free attendance and medicine for all tenants of homes erected by the Arncliffe branch.

The Hon. A. G. James, Minister for Public Instruction, in declaring the home open, congratulated the Arncliffe branch and said he hoped it would continue its good work so long as the war lasted.

"The war is still going on," he added, "and appears likely to continue, and it should not be concluded in an indecisive peace. Every effort should be made to continue the struggle till a successful peace is attained."

In handing the key to Mrs. Mitchell, a war widow with two young children, the Minister expressed the hope that she would be happy in her new surroundings.

Refreshments were served by the Ladies' Committee in a large marquee, during which the St. George District Band contributed a programme of music.

Figure 12 A cottage was built for a war widow Mrs. Mitchell with two young children in Arncliffe by the Arncliffe Branch of the VWA - The St George Call, 23 Feb 1918, Page 2 via NLA Trove.



Carlton and West Kogarah Voluntary Workers' Assn. First War Home, Grey Street, Carlton. Handed over to Mrs. Aldridge, wife of the late Gunner H. Aldridge, who died here, after being seriously wounded at Gallipoli.

Don't forget **HOMES DAY**. Lots of attractions. Give what you can to-day. Every little helps. Think of the Boys who have suffered and died for you.

KOGARAH, Belgrave-street, is again en fete to-day (Friday). Plenty of fun for young and old. A blaze of Electric Light at night.

CARLTON (Saturday-Day and Night) will hold "high jinks," at Carlton Square, at Station, when a Monster confetti Carnival will take place. Plenty of sport. Prizes for most original Fancy Dress-Lady or Gent.

Figure 13 First Carlton and West Kogarah VWA's War Widow Home on Grey Street, Carlton - The St George Call, Sat 14 Sep 1918, Page 1 via NLA Trove.



### 3.0 PHYSICAL EVIDENCE



#### 122 ATKINSON STREET, LIVERPOOL

##### DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

CENTURY 21.

Figure 14 Existing floor plan of 122 Atkinson Street, Liverpool – Century 21



Figure 15 Despite initial appearances, the house is in quite good condition. The veranda decking has deteriorated due to age and weathering. The lower sections of each of the posts have been replaced with new sections that have been scarfed to the original chamfered posts.



Figure 16 Detail of the repaired post and original construction exposed. Fibre cement sheet fascia is not original.





Figure 17 Every post has been repaied in the same manner.



Figure 18 Detail of the scarfed joint.



Figure 19 Front weatherboarding is original and has been protected from sun by the veranda and weather from being on the north rather than south.



Figure 20 The box frame double hung windows, throughout the house are original. The only perceptible change is the added beading around the window frame, possibly to allow installation of flyscreens.



Figure 21 The structural simplicity and economy of the veranda frame is testament to its endurance.



Figure 22 The fibre (asbestos) cement sheet cladding to the side walls may not be original. However, it is possible that it is. But, internal FC cladding is, certainly, a later addition.



Figure 23 The veranda post to plate brackets are original and can be seen in the 1917 photo taken at the handover ceremony, at Plate 5.



Figure 24 The simple, but effective and economic, detailing of the housed connection between posts, plate and brackets.





Figure 25 Detail of the post, plate and bracket connections is instructive. Note the chamfering of the post, it is tapered to give an appearance of 'entasis' to the post. The quadrant gutter is, relatively, new but, is likely a replacement of an original gutter of the same profile that was modern for the time.



Figure 26 Whilst the Fibre cement cladding to the side walls seems incongruous they may be original as a cost effective cladding with the 'dress' weatherboard cladding limited to the front. However, the rear veranda, also, has weatherboard cladding.



Figure 27 The fibre cement cladding extends over the rear addition to the house with no joint visible. This indicates that it is not the original cladding.



Figure 28 The foundation space shows the construction of the floor as joists over bearers on brick piers. It is in very good condition despite its 103 year age. The cleanliness of the foundation space is a testament to the care and maintenance that the house has received.





Figure 29 Timber, australian cedar, window frames and sashes are, generally, in workable condition that could be restored without replacement of much of the original fabric.



Figure 30 Most of the, apparent, deterioration, is due to exposure to the elements and weather for 103 years.



Figure 31 All of the extant box frame windows and sashes are in similar condition.



Figure 32 Weathering has had an impact on the house but not to the point of dilapidation.



Figure 33 The rear of house still has its original form. Even with the enclosure of the veranda it is possible to imagine the former rooms at each end. The 'outhouse' on the left and the canopy to the concrete plinth replace the rooms that have been absorbed into the house and, are later additions.



Figure 34 The character of the garden bed indicates, to me, that this house was occupied by very 'house proud' people and the 'Besser' block barbecue would have been constructed in the 1950s (?) as a prefabricated kit. The stone grinding wheel is in perfect condition.





Figure 35 The stone grinding wheel is in perfect condition but, it is not clear that it has provenance that limits it to this property.



Figure 36 The Garage/Shed/Workshop is a later, undated, addition but, a great example of the type of structure that served for storage, garaging and family entertainment in the interwar and post WW2 years that is, generally, discouraged under modern planning laws.





Figure 37 Detailed view of the garden bed and barbecue with pens in the background, probably for housing greyhounds.



Figure 38 The chain mesh wire pens that, probably, housed greyhounds for racing.





Figure 39 Detail of the greyhound pen.



Figure 40 Installation of the sewer to the area obviated the freestanding outhouse/lavatory with pan service. The original outhouse appears to hve been extended to connect to main structure of the house. Evidence of the veranda infill is seen in the exposure of the edge of the floor and the recess of the infill walls.



Figure 41 The 'throne room' – flush toilet replaced the pan service.



Figure 42 The extension of the toilet to connect to the house appears to have included plumbing, for a basin?



Figure 43 The 'back' door into the Kitchen/former veranda.



Figure 44 An 'Amber Rondel' (glass that looks like the base of beer bottles but, actually was based on the appearance of Tudor blown glass window panes) door that was introduced with the veranda infill places the infill in the 1950s, if it was a new door at the time.



INTERIOR



Figure 45 The former veranda and eastern room is now the Kitchen.



Figure 46 The former Laundry (?) is now the Bathroom but, the original Copper has been retained. The wall lining confirms that this was an external wall, to the veranda. The profile at the rear is a simpler splayed profile that would be cheaper than the scalloped weatherboarding to the front wall. It is likely that the side walls were clad with this profile.



Figure 47 All of the alterations to the house indicate that it, generally, occurred in the 1950s, including the pink cast iron bath tub. The louvre cupboards would, most likely, be later – perhaps 1970s? The Linoleum floor and fire cement linings would date from the time that the upgrade of facilities occurred. Often, this sort of upgrade coincided with the introduction of the sewer that, broadly, occurred in the late 1950s and through 1960s in Sydney's western suburbs.



Figure 48 The weatherboards of the original external wall is visible through this opening in the bulkhead connecting the roof of the former outhouse to the house.



Figure 49 Operational gas fired Copper wash tub is still located in the former Laundry and current Bathroom. However, it is doubtful that this contiguous with the original house.



Figure 50 Reclaimed space in the Bathroom.



Figure 51 The internal walls of the Bathroom are clad with fibre cement, possibly laid over an original lining.



Figure 52 The linoleum tile Bathroom floor covering.



Figure 53 The linoleum or vinyl floor of the Kitchen, probably, dates from the 1950s but is as fresh as the day it was laid.





Figure 54 The splayed weatherboard wall of what was an open veranda at the rear of the house but, is now the Kitchen.



Figure 55 Detail of the weatherboard junction with the reveal of the doorway to the Living Room displays extremely fine craftsmanship.



Figure 56 The junction of weatherboards at the corner junction of walls is, also, extremely fine craftsmanship.



Figure 57 The only aluminium, and non original, window in the house.





Figure 58 The Kitchen wall has been damaged by a cooking mishap but exposes the timber panelling as pine.



Figure 59 A sliding door is not original and it is probable that this opening did not have a door. The door in the distance is the front door to the house.

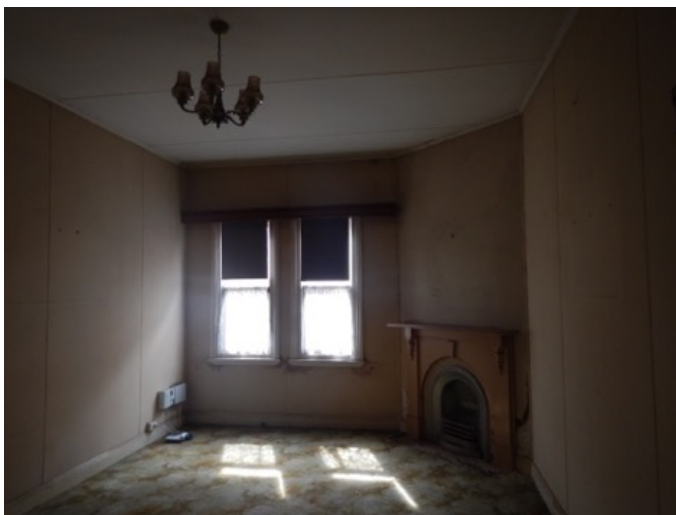


Figure 60 The Living Room with cast iron fireplace and timber mantelpiece.



Figure 61 The Fireplace and Mantlepiece mounted in a brick hearth and chimney.



Figure 62 Living Room windows sill and architrave details.



Figure 63 Architraves concealed behind pelmet.



Figure 64



Figure 65 Cast iron fireplace and timber mantelpiece.



Figure 66 Detail of mantelpiece with loose render exposing brickwork of the chimney breast.



Figure 67 Detail of the typical architrave and door jamb.



Figure 68 Hearyh for original Kitchen containing a rare wood chip/coke fuel stove of a type that I have not come across before.

It appears that this room has been used as the Dining Room in recent times.



Figure 69 The fuel stove that, I'm guessing, was used for slow cooking similar to a 'dutch oven'. Further research will be required.



Figure 70 Detail of one of the cast iron legs of the fuel stove.





Figure 71 Profile of the mantelpiece for the original kitchen.



Figure 72 This room has the only original panelled internal door in the house.



Figure 73 The hallway appears to have been created after completion of the house as the boarding of the passage walls do not match the boarding of the primary walls of the house.



Figure 74 Wall boarding is 'v' jointed tongue and groove profile with a scored 'v' at the centre of the board.

This photo shows the mismatch of joints between original and later walls.

The fact that the boards are the same profile indicates that the passage walls were added, relatively, soon after completion of the original house.



Figure 75 The mortice latch on the former Kitchen door dates from the original house.



Figure 76 Deetail of the junction of passage walls central wall of the house and the boarded ceiling in the hallway.



Figure 77 The walls of the front, western side, Bedroom showing the timber boarded walls and ceiling. Note the cavity vents in the outside wall. It is possible that boarded timber walls were oiled rather than painted, as was common at this time.

## 4.0 ASSESSMENT OF CULTURAL SIGNIFICANCE

As assessment of heritage significance endeavours to establish why a place is important and is valued by the community. Significance is embodied in the fabric of a place (including its setting and relationship to other items), the records associated with the place, and the response the place evokes in the community or in individuals to whom it is important.

### 4.1 COMMUNITY INPUT

The following assessment of significance was prepared by Glep op den Brouw of City of Liverpool and District Historical Society (1 February 2020) as part of the community submission for the heritage listing of 122 Atkinson Street, Liverpool (15 October 2020) that led to the Interim Heritage Order.

#### ***"Aesthetic value (sensory)***

*The house occupies a standard size block of land for Atkinson Street and is situated on a suburban street of Liverpool. It is a simple 1917 weatherboard cottage surrounded by green lawns. It is aesthetically pleasing as it stands out in a street that has undergone rapid change. Outwardly, it retains its pleasing original 1917 appearance. The preservation of such a historic character house is appreciated by the community.*

#### ***Historical value***

*This places historic value lies in that it is one of the first war widow houses built during World War One in Australia and is perhaps one of the last remaining. It is the first built in Liverpool. It retains its original 1917 appearance. Internally, it retains many of its original features with later additions such as a kitchen c1950s. It has never had a hot water system installed.*

#### ***Social value***

*The place meets this criterion because it is a rare (if not unique?) example of an Anzac Widows War home. There is little information about the Australian 'tradition' of building houses for widows during World War One. Australians today know almost nothing about this support on the home front. This house is the physical evidence and provides an important teaching tool for the Australian public in our knowledge of Australian cultural practices in the time of war.*

*Its current owner Trevor Powell has lived in the house for some 50 years. His ancestry goes back to the first settlers of Liverpool. Trevor has been a significant contributor to the social fabric of Liverpool his whole life. A two CD oral interview with Trevor is available at the Liverpool Museum.*

#### ***Statement of Significance***

*This house is significant as it was one of the first war widow houses built during World War One in Australia and is perhaps one of the last remaining.*

*It was built for Liverpool war widow Mrs J. Boyland and her two children whose husband Harry had been killed in France in 1916. Born in Prospect, Harry Boyland enlisted in the army while living in Western Australia with his wife Amelia Boyland (nee Johnston) and their two young sons in 1915. He embarked for the Western Front aboard the HMAT Ulysses A38 in November 1915. Ranked as a Private, Boyland was killed while serving with the 11th Battalion on May 30th 1916. He is buried in the Rue- Petillon Military Cemetery, Fleurbaix, France.*

*Following her husband's death, Amelia Boyland returned 'home' (to Liverpool) and became the first war widow to have a home built for her by the Liverpool Voluntary Worker's Association.*

*The home in Atkinson Street was constructed by volunteer workers at cost of cost of 265 pounds of materials. It was furnished by Liverpool's Challenge Woollen Mills War Chest Fund.*

*The origins of this house relate directly to the Anzac sacrifice and spirit that is so much of our nations cultural character. It embodies the sorrow and grief that was felt across Australian communities at the time, a grief that cannot be appreciated today.*

*This movement to support and protect war widows was a forerunner of the War Widows guild and later, Legacy. The Story of the handing over ceremony of the house to Mrs Boyland was covered in newspapers across the nation.*

*The house is significant as it is intrinsically and physically associated with our nation's cultural history. Its origins mark a significant story in our nation's history. A story where a local community was driven*

*to help an Anzac widow in her time of need and build a house for her family. Driven by one man's passion, Stephen Deadman, other members of the community and business combined to provide a house for this Anzac War Widow and her children.*

*This place is significant because there is little information about the Australian 'tradition' of building houses for widows during World War One. Australians today know almost nothing about this support on the home front. This house is the physical evidence and provides an important teaching tool for the Australian public in our knowledge of Australian cultural practices in the time of war."*

#### 4.2 METHOD USED TO ASSESS & PRESENT HERITAGE SIGNIFICANCE

The evaluation of significance is developed in reference to the Heritage Division, NSW Office of Environment and Heritage (former Heritage Office) publication [Assessing Heritage Significance](#).

122 Atkinson Street, Liverpool has been assessed in accordance with the criteria established by the NSW Heritage Office, published in the New South Wales Heritage Manual, 2000. This methodology is generally accepted for evaluation of heritage significance. This criterion is part of the methodology for assessment that has been established in The Burra Charter, The Australia ICOMOS Charter for Places of Cultural Significance<sup>13</sup>.

- |              |  |
|--------------|--|
| 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 NSW's cultural or natural history (or the cultural or natural history of the local area);  |
| Criterion c) | an item is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW (or the local area);  |
| Criterion d) | an item has strong or special association with a 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 <ul style="list-style-type: none"><li>• cultural and/or natural places; or</li><li>• cultural and/or natural environments; or</li><li>• a class of the local area's: -<ul style="list-style-type: none"><li>○ cultural and/or natural places; or</li><li>○ cultural and/or natural environments.</li></ul></li></ul> |

#### CRITERION (A) HISTORICAL SIGNIFICANCE

The historical significance of 122 Atkinson Street is demonstrated by: -

Being the first house in Liverpool constructed by voluntary labour and donations for a War Widow and her family following the establishment, in 1917, of the Liverpool branch of the Voluntary Workers Association that had been established in 1916 as an Australia wide network to care for the families of Australians who died at war. This was the fledgling organisation that was the precedent of Legacy, an organisation that continues its work for the families of military veterans.

#### CRITERION (B) ASSOCIATIONAL SIGNIFICANCE

The associational significance of 122 Atkinson Street is demonstrated by:

<sup>13</sup> Australia ICOMOS 2013, Burra Charter, The Australia ICOMOS Charter for Places of Cultural Significance, <http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>



The house being built for the family of an ordinary, voluntarily enlisted, Australian soldier, Private Harry Boyland, who was killed in France during World War 1. The support for his wife, Amelia, and their children by the Liverpool community through the Liverpool Voluntary Workers Association a precursor of the Legacy organisation that continues the support of the families of service men and women today.

#### **CRITERION (C) AESTHETIC/TECHNICAL SIGNIFICANCE**

The aesthetic value of 122 Atkinson Street is demonstrated by:

The house retains a very high proportion of intact original joinery, equipment and finishes. It also displays a very high standard of craftsmanship in its construction and detailing.

#### **CRITERION (D) SOCIAL SIGNIFICANCE**

The social value of 122 Atkinson Street is demonstrated by:

Being the house first house in Liverpool built by donation and voluntary labour in support of the family of a soldier who lost his life in battle, in France, during World War 1.

#### **CRITERION (E) RESEARCH SIGNIFICANCE**

The research value of 122 Atkinson Street is demonstrated by:

The craftsmanship employed and retention of original character, form, finishes, fittings and equipment of a house built in 1917.

#### **CRITERION (F) RARITY SIGNIFICANCE**

The rarity value of 122 Atkinson Street is demonstrated by:

There aren't other examples of a house built during WW1 for a war widow with the degree of intactness and maintenance of materials, finishes, equipment in a setting that has hardly altered in over a century. There were many houses built for war widows and their families during and after WW1 but most have been replaced by more modern houses. The houses that were identified from earlier records have been replaced.

#### **CRITERION (G) REPRESENTATIVENESS SIGNIFICANCE**

The representative value of 122 Atkinson Street is demonstrated by:

The character of the house is representative of the 'modern' vernacular house in the first quarter of the 20<sup>th</sup> century. The finishes and quality of construction were built to a very high standard that displays the level of craftsmanship expected at that time.

#### 4.3 COMPARATIVE ANALYSIS

The following houses are currently listed as heritage items under Schedule 5 Environmental Heritage of Liverpool Local Environmental Plan 2008. These houses are of similar vintage and provenance in other parts of Liverpool Local Government Area. The descriptions and significance of these houses have been extracted from the heritage inventory sheets and will require further heritage research.

ITEM #	ITEM NAME	ADDRESS	PHYSICAL DESCRIPTION	STATEMENT OF SIGNIFICANCE
108	Cottage, Speed Street Cottage Group	27 Speed Street, Liverpool	This site consists of a single-storey weatherboard cottage. The cottage has a symmetrical front elevation featuring a framed verandah with ornamental detailing. The timber brackets shows a distinct "Art Nouveau" influence. The skillion verandah roof has a slightly convex curved shape. The main roof is gabled and there is one brickfaced chimney.	No 27 Speed Street demonstrates the history of settlement patterns and housing forms in the Liverpool area at the turn of the 20th century. The site is representative of the simple style of architecture used in the construction of "workingmen's cottages" in the environs of the city and industrial areas of Liverpool during this time. The type is now rare within the modernised suburbs of Liverpool. There is the potential to gain more information on the site from further architectural, archaeological and documentary research.
48	Dwelling	10 Passefield Street, Liverpool	<p>This site is a single storey weatherboard Federation style cottage with a hipped, corrugated iron clad roof and 2 face brickwork chimneys. The front and one side elevation are lined by a bullnosed verandah supported on square section timber columns and featuring simple "Art Nouveau" decorative corner brackets. The verandah roof has been repainted in a traditional striped style.</p> <p>The symmetrical front elevation under the verandah features a 5 panelled front door anked by pairs of framed casement windows (possibly not original).</p> <p>A wooden picket fence and gate line the front boundary of the property.</p>	No 10 Passefield Road demonstrates the history of settlement and the development of Liverpool as an urban centre. It is representative of the style of housing constructed at the turn of the 20th century in the environs of the city centre. The site is one of a number of early cottages set within the streetscape and it is aesthetically pleasing. There is the potential to gain more information on the site from further architectural, archaeological and documentary research.
54A	Dwelling	20 Webster Road	This site is a small single storey timber-framed vernacular style cottage. It has corrugated iron cladding on the exterior walls as well as the roof. The house has a shallow pitched roof and a wide front verandah across the façade.	No 20 Webster Road demonstrates the history of the military presence in the Liverpool area. Its construction technique is rare within the Liverpool and broader Sydney area. There is the potential to gain more information on the site from further architectural, archaeological and documentary research.

#### 4.4 STATEMENT OF SIGNIFICANCE

122 Atkinson Street, Liverpool is a rare, intact house constructed, by the Liverpool community, in 1917 in support of the family of an ordinary Australian soldier, Private Harry Boylan, following his death in France in 1916, during World War 1. It is the first house, in Liverpool, specifically, built for the widow of a soldier and their children, Amelia Boylan and her 2 children, entirely using voluntary services and labour as well as the donation of furniture and fittings by Liverpool businesses.

The project was mobilised by the Liverpool chapter of the Voluntary Workers Asociation, a progenitor of Legacy Australia that was founded in 1923.

The house and has been continually occupied and maintained by 3 generations of owners who have retained and maintained all of its structure, finishes and fittings intact, with minimal change.

The property has minor alterations that reflect how domestic life and leisure changed during the first half of the 20<sup>th</sup> century with the addition of the concrete block barbecue, decorative garden bed, and greyhound enclosure.

The house and property has cultural and heritage significance for its representation of aesthetic, social, historic, social, research, rarity and representative values.



## 5.0 CONCLUSION

Several war widow homes have been identified in heritage studies in LEPs of Sydney suburbs but, our initial investigations reveal that none of them have survived with the level of intactness and retained historic back story as 122 Atkinson Street, Liverpool.

122 Atkinson Street, Liverpool has had 3 generations of ownership and whilst it is the last 2 owners that have maintained the property for 86 years it is the story of its origin and the social commitment of the Liverpool community to demonstrate its solidarity with the families of Australian military personnel who were their proxy in the 'Great War' of 1914 to 1918, World War 1, that established the ANZAC spirit that continues to be the clarion call to Australian egalitarian solidarity in the 21<sup>st</sup> century.

The alterations to the original house are, all, easily identifiable and reversible. The backyard structures are from later generations but, significant for their portrayal of suburban life in the mid 20<sup>th</sup> century.

The intactness of the building and its level of retention of original form, fabric, finishes and materials along with the record of the history of the people and the house are compelling reasons for my recommending that the property be included in the schedule of heritage items of the Liverpool Local Environmental Plan.



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Ron Edgar B Arch FAIA  
Architect & Heritage Consultant  
Nominated Registered Architect nswarb no.5022