

Heritage Data Form

ITEM DETAILS							
Name of Item	Appian Way Central Reserve and Public Domain						
Other Name/s Former Name/s							
Item type (if known)	Landscape, Built						
Item group (if known)							
Item category (if known)							
Area, Group, or Collection Name	Appian Way Central Reserve and Public Domain						
Street number	<ul style="list-style-type: none"> Appian Way 						
Street name	Appian Way						
Suburb/town	Burwood				Postcode	2134	
Local Government Area/s	Municipality of Burwood						
Property description	<ul style="list-style-type: none"> DP12249 Lot 44– Recreation Club Public Land 						
Location - Lat/long	Latitude	-33.88665317572427,			Longitude	151.1031290142953	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Various						
Current use	Various						
Former Use	Various						
Statement of significance	<p>A rare Edwardian 'garden city' bungalow precinct surrounded by excellent Federation Queen Anne and at least one Federation Arts and Crafts architectural and landscape detail. The landscape elements and streetscape are largely intact incorporating significant elements, around an unusual and beautifully landscaped oval, containing a resident-owned recreational and sporting facility.</p> <p>The design and construction of the estate, including its unique organic street layout, was based on a vision of suburban utopia of its owner George Hoskins who was instrumental in developing the steel industry in NSW.</p> <p>The concept for the design was based on 'Garden City' ideas being developed in England and USA at the time, for example, "Riverside" in Chicago by Frederick Law Olmstead and Vaux and "Bedford Park", "Port Sunlight" and "Letchworth" in England designed by Barry Parker and Raymond Unwin springing from the 'Picturesque Landscaping Movement' of the 18th Century in England.</p> <p>The landscape elements and streetscape of the Appian Way (especially when considered with the surrounding heritage item dwellings), have local (and State) significance for their ability to demonstrate early and unique subdivision pattern within Burwood (and more broadly NSW), their unique yet consistent Federation aesthetic, their rarity as a garden city suburb, for their association with George Hoskins and for their representative value as fine planning example of its type.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

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DESCRIPTION														
Designer	William Richards/George Hoskins													
Builder/Maker	William Richards													
Physical Description	<p>A serpentine shaped street which opens into a circle surrounding a landscaped central reserve which includes a number of tennis courts and other recreational equipment and club houses. The street is surrounded by (mainly) Federation era dwellings.</p> <p>The street has two entrances, one to Burwood Road, the other to Liverpool Road.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr style="background-color: #4a86e8; color: white;"> <th style="padding: 2px 5px;">Element</th> </tr> <tr> <td style="padding: 2px 5px;">Trees</td> </tr> <tr> <td style="padding: 5px;"> <p>The trees which frame the internal and external streetscape are native Brush Box (<i>Lophostemon confertus</i>). It is believed these trees were planted in 1905 (Heritage NSW). It can be demonstrated that the trees have remained the original plantings throughout the 20th Century until today (with some additional planting) via the historical aerial imagery contained in Section 4 of this report. It is noted that severe pruning has previously occurred, particularly noticeable in the 1955 aerial image.</p> </td> </tr> <tr> <td style="padding: 2px 5px;">Recreational Area/Reserve</td> </tr> <tr> <td style="padding: 5px;"> <p>The recreational area itself includes the inner area of the Appian Way, and forms part of the original Hoskins Estate. The area has been used as a lawn tennis club since at least 1909¹ with aerial images demonstrating that use has continued to today. The tennis club had a restricted member of 30 men and 15 ladies when it commenced operation.</p> <p>The recreational area/reserve also includes the area surrounding the recreational club ground. This area has shrubbery, along with the Brush Box trees and noticeable shallow guttering. This guttering was likely added in the later 20th Century with little to no guttering in that location prior.</p> </td> </tr> <tr> <td style="padding: 2px 5px;">Club House/Pavilion</td> </tr> <tr> <td style="padding: 5px;"> <p>There are two pavilions that form part of the club. These are located on the eastern end of the recreational area. They likely date from c.1909 when the tennis club was created and are likely the outcome of early decisions made by residents of the Appian Way in how to best use the recreational area.</p> <p>It is clear from aerial images date from the 1930s that tennis has been a prominent recreational use of the site, with three tennis courts visible. 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¹ Daily Telegraph, July 1909.

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	making nameplate to the recreational area.					
	Roadway/Carriageway					
	While the original road way has been resurfaced, the layout and footprint of the road way remain the same as when constructed.					
	Footpaths					
	The existing footpath 'footprint' remains the same (or similar) to that shown in the 1930 aerial image with many sections likely original. Overtime concrete needs replacing due to cracking etc, this should be continued, however remain in simlilar location and constructed in plain concrete.					
Physical condition and Archaeological potential	<p>All identified dwellings appear to be in good condition and generally well-maintained.</p> <p>The archaeological potential of the site is unknown.</p>					
Construction years	Start year	1903	Finish year	1914	Circa	<input checked="" type="checkbox"/>
Modifications and dates	The houses identified have had minimal alterations and additions which are visible from the public domain. An analysis of Council records and historical aerial imagery comparison shows that most dwellings have had some rear alterations and or additions, with the majority of larger additions occurring within the past 10-15 years.					
Further comments	-					

HISTORY	
Historical notes	<p>Burwood</p> <p>The first land grants in the district included Burwood farm (Thomas Rowley, 750 acres in 1799 and Faithful's Farm (William Faithful, 1000 acres in 1808).</p> <p>In 1812, the land was bought by well-known Sydney businessman, Alexander Riley, who subsequently built the first house in the district, 'Burwood Villa' in 1814. Meanwhile Faithful's Farm had been divided in 1814 and in 1815 the portion north of the road was added to the adjoining Burwood Farm. The remaining land was regranted to Simeon Lord in 1816 and renamed the Brighton Estate.</p> <p>Early activity in the area included farming activities, collection of timber and the development of service industries along Parramatta and Liverpool Roads. Subdivision of land first commenced in the 1830's with some development on the main roads. The first railway was constructed in 1855 between Sydney and Parramatta with Burwood being one of the first six stops. It became a passenger service for the wealthy businessmen who lived in the country areas in large villa estates and worked in the city. One village subdivision was laid out around the railway line through Burwood in 1854 and the area remained relatively open. In the 1860's and 70's a number of country estates were established near Burwood Railway Station.</p> <p>In 1874, Burwood became a municipality. In the mid 1870's new railways were established on the eastern (Croydon) and western (Strathfield) boundaries of the Municipality and this led to an expansion of these areas. By 1895 the wealthy had moved out and their estates were subdivided. Burwood still remained an attractive railway suburb which contained gentlemen's residences and during the following two decades its character as a garden suburb developed as there was little industrial development in the area, but there was still a wide variety of service industries as well as some modest homes.</p>

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During the first decade of the twentieth century two important model suburbs were laid out in Burwood. The first was Appian Way, a picturesque development, built in 1903 by George Hoskins. The second suburb was Malvern Hill, built in 1909, as a fine Federation precinct.

In the 1920's there was a demand for land and many of the larger homes were converted to self contained flats. Any surplus land was used to build cottages. A few years later council introduced a regulation to curtail the converting of houses to flats. These large buildings with their large grounds were then converted into institutions such as hospitals and schools. By the 1950's most of the large homes were being used as charitable homes or hostels and this saved them from demolition.

Today, Burwood has a mixture of residential, commercial, and light industrial developments. The main shopping strip runs along Burwood Road, beside Burwood railway station. Westfield Burwood, north of the railway line on Burwood Road, is a large regional shopping centre, first built in 1967 and extended years later. Burwood Plaza is a smaller shopping centre on Railway Parade, south of the railway line.

Hoskins Estate/The Appian Way

The developer of this estate, which comprises Appian Way and the original 39 houses, was George John Hoskins. These houses are situated within the 19&12 acres Hoskins purchased in 1903 from the executors of the late Charles Henry Humphrey.

Humphrey (1817-1898) and his family had lived in Burwood since the late 1860s and resided at Luscombe (12 Livingstone Street). His background prior to coming to Burwood and the source of his income have not been reported. He was an alderman for Burwood from its inception in 1874 and was the mayor for 1875. He was also a founder of the Burwood School of Arts, benefactor of numerous charitable institutions, and a local magistrate.

George John Hoskins (1847-1926) was in partnership with his brother Charles Henry (1851-1926) who were manufacturing engineers that commenced trading in 1876 in Ultimo. A move to Blackwattle Bay was made in 1889 and the brothers commenced production of steel pipes. In 1908 the brothers purchased William Sandford's ironworks at Eskbank. After, Charles pursued the business of iron production trading as Hoskins Iron and Steel Co Ltd from 1920, which was developed by his sons in the mid-1920s with a new plant at Port Kembla, and it became a subsidiary of BHP in 1935. George from 1908 pursued other business interests.

Hoskins purchased Humphrey's land with the intention of developing a model housing estate, and he informed Burwood Council of this in June 1903.⁵ By that date a plan had been prepared that has not survived, but by newspaper accounts it depicted an estate comprising 39 houses set within half acre blocks.

By September 1903 the Council had approved Hoskins' scheme and it took on the construction of Appian Way, its connection with Burwood and Liverpool-roads, and laying on the drainage.

There was also a communal space incorporating a tennis court at the centre available for use by local occupiers, much in the manner of a private housing estate in London.

The construction of the houses was staged. By August 1908 a number of cottages had been completed, which were available for lease from 104 pounds per annum (\$16,694 adjusted for inflation). By April 1905 some 15 cottages had been completed.

The full suite of cottages seems to have been completed by 1909.

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In keeping with the imagery generated by the name Appian Way, each of these houses was named after a town in Italy see image below.



The builder of these houses was William Richards (?1854-?1944), who also acted as Hoskins on the ground agent. Richards (?1854-?1944) worked for other clients, an example being houses in Strathfield designed by architects Morrow and De Putron in 1909, and alterations to one of the Hordern houses at Darling Point also for Morrow and De Putron in 1909. It has been stated that Richards also designed these houses, however architects Slatyer and Cosh (soon after becoming Spain and Cosh) were involved in some aspect of the development it would seem.

The Austinlee Estate was initially surveyed for subdivision in 1910 and registered as DP 6473 in February 1911. The area of the dwellings which this assessment relates was incorporated in to the Austinlee Estate in October 1913.

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THEMES	
National historical theme	Settlement—Building settlements, towns and cities
State historical theme	Towns, suburbs and villages—Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>It is a personal and individual interpretation of the architectural and planning styles of the early 1900's by George Hoskins and builder/designer William Richards within the confines of a 'garden city' style suburb within a suburb.</p> <p>Each original dwelling within the group represent the historical 'garden city' planning movement, but unusually on a smaller scale (as opposed to Haberfield and Daceyville).</p> <p>Likely influences have been the first 'Garden Suburbs' in England at Bedford Park 1876 and in Bournemouth. Ebenezer Howard published a book "Garden Cities for tomorrow" in 1897 promoting integration of recreational and residential areas. Hoskins inclusion of a recreational area may be an idea taken from the Haberfield Estate development of R.Stanton with its provision of recreational facilities including lawns and a community meeting pavilion.</p> <p>There was no regulation regarding sub-divisions in New South Wales until 1906. Although William Richards had migrated from England the designs in the Appian Way are said to be based mainly on local Australian Architecture.</p> <p>The landscape elements, including the club house, picket fence, organic shaped circular street, the native Brush Box (<i>Lophostemon confertus</i>) - believed to have been planted in 1905, <u>meet the threshold for Historical Significance.</u></p>
Historical association significance SHR criteria (b)	<p>In 1903 George Hoskins who was founder of Australian Iron and Steel Industries, purchased 8ha of land at the intersection of Liverpool Road and Burwood Road. He conceived a design for a model suburban estate. The design included large houses on expansive grounds (which are part of a separate but adjacent listing) arranged around a centre recreation reserve creating an attractive and unusual circular streetscape. Native Brush Box Tree's planted around the time of the creation of the Appian Way add to the uniqueness of the precinct. The streetscape, it's central common reserve and its unique shape were conceived by Mr Hoskins.</p> <p>Mr. Hoskins, from 1893, resided in St. Cloud, No.223 Burwood Road, which overlooked the Appian Way.</p> <p><u>Therefore, landscape elements and streetscape of the Appian Way meet the threshold for Associative Significance.</u></p>
Aesthetic significance SHR criteria (c)	<p>The central reserve, its recreational clubhouse, historic gate all combine with the native Brush Box in the public domain and circular streetscape to be of aesthetic significance and technical planning components of the Garden City movement of the early 20th Century.</p> <p>The street also consists of rare Federation Queen Anne (sometimes referred to as Edwardian Bungalow) precinct of architectural and constructional excellence. Although the dwellings are part of a separate (but adjacent) listing, it is recognised that they combine with the landscape listing to create a particularly aesthetic streetscape.</p> <p>The landscape elements <u>meet the threshold for aesthetic significance.</u></p>

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Social significance SHR criteria (d)	<p>There is social significance within the landscaped elements, particularly focussed on the recreational area and club house. It is a rare 'garden city' estate whose early residents were likely to have been regular tennis players and/or users of the recreational space. This continues to this day, with the owners of dwellings within the Appian Way also shareholders of the recreational area and club house. However, the site does not meet the criteria as there is no evidence of historically important people being a part of the group.</p> <p>The landscape elements and overall streetscape do not meet the <u>threshold for Social significance</u>.</p>
Research significance SHR criteria (e)	<p>There is research potential within the combined landscaped area and grouped heritage dwellings as a rare 'garden city' estate.</p> <p>This is recognised within the Appian Way HCA. However, the potential does not extend to the landscape elements alone. Therefore <u>they do not meet the threshold for Research Potential</u>.</p>
Rarity SHR criteria (f)	<p>The landscaped elements and overall streetscape is a rare example of a garden city with recreational area for residents only. The unique shape of the streetscape, the central reserve, clubhouse, historic gates and native Brush Box plantings create a rare streetscape.</p> <p>When considered with the surrounding dwellings (which are part of a separate but adjacent listing), it is rare because no two allotments are same shape or size, with complex free standing designs quite different from the average urban street. No two houses are identical, yet are consistent in their overall Federation era form.</p> <p>The landscape elements <u>meet the threshold for this criteria</u>.</p>
Representativeness SHR criteria (g)	<p>It is a representative of an innovative approach to residential development that contains outstanding examples of Edwardian and Federation architecture in a garden setting with central recreational area.</p> <p>The central reserve, its recreational clubhouse, historic gate all combine with the native Brush Box in the public domain and circular streetscape to be a representative of the Garden City movement of the early 20th Century.</p> <p>The landscape elements and overall streetscape of the Appian Way <u>meet the threshold for representative significance</u>.</p>
Integrity	<p>The streetscape retains either a high degree or a moderate degree of heritage integrity.</p>

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HERITAGE LISTINGS	
Heritage listing/s	The area is located within The Appian Way HCA (C1 – Burwood LEP 2012)

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Heritage Study	Burwood Council	Burwood Heritage Study	1989	Council Library
Heritage Study	Burwood Council	<i>Appian Way Conservation Area Environmental Study</i>	1989	Council Library
Subdivision Plans	Burwood Council	<i>Advertising</i>	1911-1913	SLNSW
Heritage Impact Statement	John Oultram	SoHI 15 Appian Way Burwood	2021	Burwood Council
Heritage Study	<i>Clements</i>	<i>The Development of the Hoskins Estate</i>	1978	Council Library
Heritage Study	<i>Jennifer Hill</i>	<i>Heritage Impact Assessment – 18 Appian Way</i>	2021	Burwood Council

RECOMMENDATIONS	
Recommendations	The reserve and public domain should be listed as an item of local heritage significance.

SOURCE OF THIS INFORMATION			
Name of study or report	Appian Way Central Reserve and Public Domain	Year of study or report	2023
Item number in study or report	—		
Author of study or report	Gavin Patton – Heritage Advisor		
Inspected by	Burwood Council		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Burwood Council	Date	16 November 2023

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IMAGES - 1 per page

Image caption	View of public domain around the central reserve.				
Image year	2023	Image by	Burwood Council	Image copyright holder	Burwood Council



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IMAGES - 1 per page

Image caption	View looking East across the central reserve.				
Image year	2022	Image by	Burwood Council	Image copyright holder	Burwood Council



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IMAGES - 1 per page

Image caption	View looking East towards the club house.				
Image year	2022	Image by	Burwood Council	Image copyright holder	Burwood Council



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IMAGES - 1 per page

Image caption	View looking South-West across the central reserve including the decorative gates.				
Image year	2022	Image by	Burwood Council	Image copyright holder	Burwood Council



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IMAGES - 1 per page

Image caption	View looking South-East towards Liverpool Road entry.				
Image year	2022	Image by	Burwood Council	Image copyright holder	Burwood Council

