



HERITAGE ASSESSMENT

7 STATION STREET WEST
PARRAMATTA NSW 2150

AUGUST 2015

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EXECUTIVE SUMMARY

This report has been prepared to accompany a Planning Proposal for the proposed demolition of an existing heritage listed building on the site to allow for multi- unit residential redevelopment.

Procedures used in the analysis of information and organization of this report follow the established guidelines of The Conservation Plan by J.S.Kerr (6th Edition 2004), published by the National Trust of Australia (NSW).

Evaluation of any potential heritage significance of the site has been undertaken in accordance with the relevant guidelines of the NSW Heritage Office Manual publications.

No 7 Station Street West, Parramatta is identified as a Local heritage item (I27) in Schedule 5, Environmental Heritage, of the Parramatta City Centre LEP

Major Recommendations

This assessment finds that there is no significant heritage justification for the individual heritage listing of the former residence in this context given its relative isolation, previous degree of modification and low level representative value.

This assessment finds that there is no significant streetscape value in this location that the existing building could contribute to and that its demolition will not have any major impact in that regard.

This report recommends that subject to an appropriate development being proposed for the amalgamated site including No. 1, 3 5 & 7 Station Street West, that approval for demolition of the item to allow for development that achieves an acceptable outcome should be favourably considered by Council.



ROBERT STAAS
Director / Heritage Consultant
NBRS+PARTNERS

August 2015

1.0 INTRODUCTION

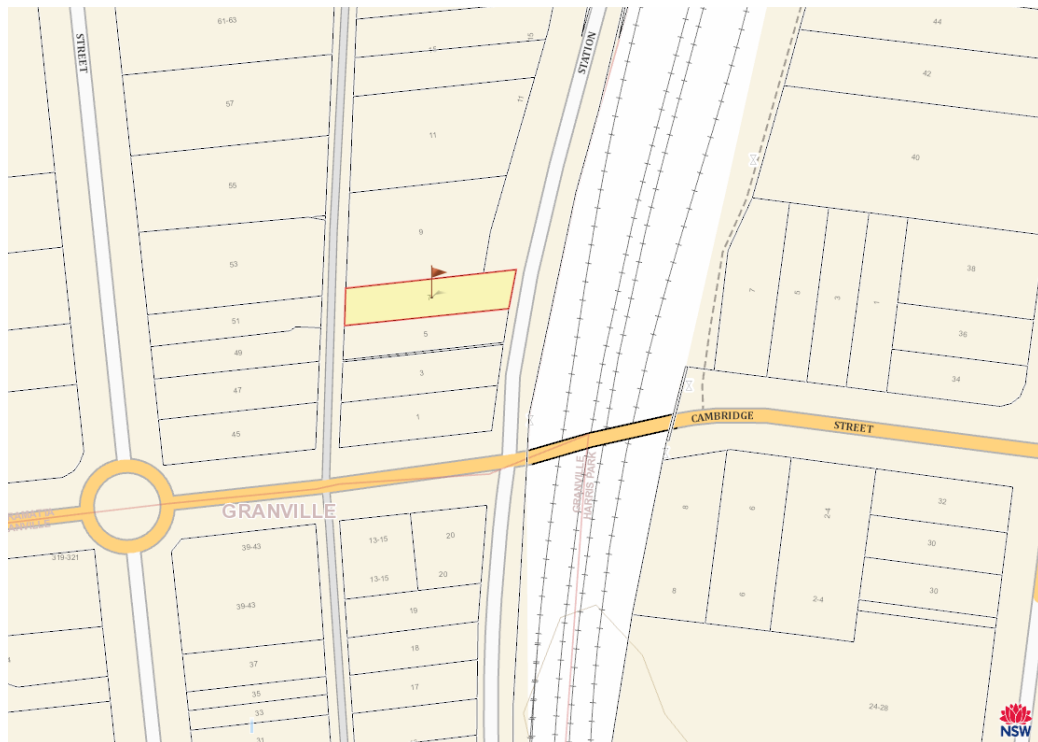
1.1 Introduction

This Heritage Assessment was prepared for Greenrock Property, by NBRSPARTNERS to accompany a Planning Proposal to Parramatta Council to support the demolition of a listed heritage item as part of a co-ordinated development option for residential redevelopment of a site at 1 – 7 Station Street West, Parramatta.

1.2 Definition of the Study Area

The site is located on the western side of Station Street, north of its intersection with Raymond Street adjacent to Harris Park Railway Station, and is shown in Figure 1.

The property forms part of a consolidated site proposed for redevelopment that contains two listed heritage items. (No.1 and No.7 Station Street West)



*Figure 1 — Location plan of the subject site.
(Source: NSW Land & Property Information)*

1.3 Study Objectives

This Heritage Assessment is intended to evaluate the existing Statement of Significance for the property in the light of its current modified condition and to identify any significant heritage values associated with the site in accordance with the standard assessment criteria in order to determine the potential, if any, for future redevelopment of the site involving the demolition of the item.

1.4 Methodology

This report generally follows the format set out in the document entitled *Assessing Heritage Significance (2001)* published by the NSW Heritage Office. The terms *fabric, place, preservation, reconstruction, restoration, adaptation* and *conservation* used throughout this report have the meaning given them in *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 1999*.

1.5 Limitations

The report is a result of analysis of available research material combined with a physical assessment of the existing building fabric and a streetscape analysis.

1.6 Identification of Author

This report was researched and prepared by Robert Staas, Associate Director / Senior Heritage Consultant, using a history researched and written by Léonie Masson, Historian, of NBRSPARTNERS.

1.7 Sources

The main documentary sources consulted in the research for this report are listed below:

- National Library of Australia, Trove databases
- State Library of NSW
- NSW Land & Property Information
- Sydney Water Historical Archive
- Parramatta Heritage Centre, Council Archives and Local Studies Collection
- Parramatta Council Records

2.0 COUNCIL STATEMENT OF HERITAGE SIGNIFICANCE

The subject site is identified as a Local Heritage Item in Schedule 5 of the Parramatta City Centre LEP as I27.

Identification of the site was made as part of the City of Parramatta Heritage Study undertaken in 1993 by Meredith Walker and remained unaltered in the 2004 Heritage Review undertaken by the National Trust (Parramatta Branch) without the benefit of the Heritage office Guidelines.

I27 – Single Storey Residence, 7 Station Street West, Parramatta.

House at 7 Station Street West is of significance for the local area for historical and representativeness reasons. Built c.1915, it is readily identifiable as part of historic building stock and is still contributing to the streetscape.

Single storey Federation brick cottage (1915) has corrugated iron roof on painted brick walls. The main roof is broken by a small gable with turned timber finial and louvred ventilator.

Projecting gable has finial and decorated with dentils below string course. There are two tall brick chimneys with stepped corbels and chinese lanterns.

Verandah has corrugated iron skillion roof extending from main roof across front to projecting gable and is supported by paired timber posts set on painted tall brick piers with sandstone caps. Verandah has painted concrete floor and painted brick balustrade. Awning above window has Federation decorative timber ladder brackets and corrugated iron roof. Front fence is aluminium spearhead palisade fence and gate.



Figure 2 - No.7 Station Street West Parramatta, currently occupied by Western Sydney Greek Welfare Centre

3.0 DOCUMENTARY EVIDENCE

3.1 Pre European History

Prior to the arrival of European settlers in 1788 the general area around Parramatta was inhabited by the indigenous Burramattagal clan who shared the Darug language with associated clans from Broken Bay to the Shoalhaven and west to the Blue Mountains.¹

3.2 Early European Development

Within a few months of the arrival of the first fleet in Sydney Cove, a party, consisting of 10 convicts and a garrison of soldiers, was established in Parramatta.² This party grew to 100 convicts in 1789, and the following year, Governor Phillip laid down the lines for a regular township adjacent to the river, which he initially called Rose Hill, and later becoming Parramatta.³

Clearing and development of land for agriculture then followed and New South Wales' second town had begun. In an early plan of the new Roseville settlement (ca.1790) the subject area was shown as part of 'enclosures for cattle' and 'ground in cultivation'.

Between 1791 and 1800, about 20 significant land grants were issued to settlers in and around the town of Parramatta, and a system of leasing lands was

¹ Kass, T., Liston, C. & McClymont, J., *Parramatta: A Past Revealed*, Parramatta City Council, 1996. pp. 4-6.

² Jervis, J., *The Cradle City of Australia – A History of Parramatta 1788-1961*, Council of the City of Parramatta.

³ Kass, T., Liston, C. & McClymont, J., *Parramatta: A Past Revealed*, Parramatta City Council, 1996. pp. 10-15, 22

established for home building purposes.⁴ Early grantees or lessees in the vicinity often held leases in the town of Sydney and elsewhere as well as Parramatta. Simultaneously, a site was set aside for the market and town hall in the vicinity of Church Street near the Parramatta River. The first permanent dwellings in the new township were erected in the principal thoroughfares of George, Macquarie and Church Streets.

With the arrival of Governor Macquarie in 1810, further streets were laid out and blocks of land surveyed in George, Church, Phillip and Macquarie Streets. All convicts were removed into a barracks that was completed in 1822. Public buildings, a hallmark of the Macquarie period, proliferated. Parramatta developed as a secondary seat of government, a centre of agriculture and grazing, and was directly connected to Sydney by road and river. The town developed rapidly during this period as depicted in Figure 3.

In 1844, W Meadows Brownrigg undertook a survey of Parramatta to identify grants, purchasers and leaseholders and noting which portions were built upon (Figure 4).

⁴ Noel Bell, Ridley Smith & Partners (aka NBRS+Partners), *The Former Parramatta Fire Station Heritage Assessment*, unpublished report, October 1998. p. 6

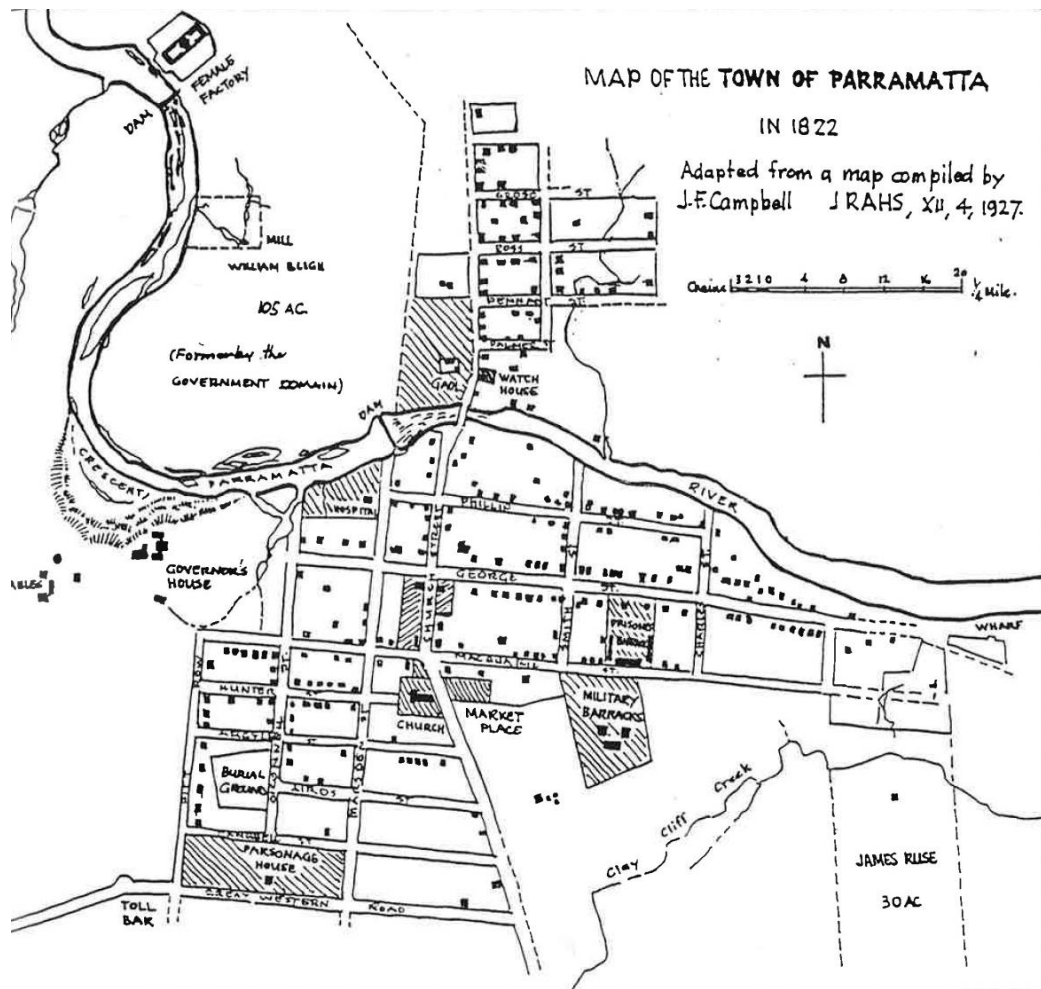


Figure 3 - Map of the Town of Parramatta in 1822. The approximate location of the subject area is circled in red. Macarthur's land grant is outside the boundaries of this plan. (Source: Reproduced from Kass, T, et al, Parramatta: a past revealed, 1996, p113)



Figure 4 – William Meadows Brownrigg, Map of the town of Parramatta and the adjacent properties, 1844. (Source: SLNSW, Z/M3 811.1301/1844/1) The map shows Hambledon Cottage and Experiment Farm on the eastern edge of the town but does not show Elizabeth Farm.

The railway from Sydney to Parramatta Junction (Granville) was opened on 26 September 1855. It was later extended into the population centre at Argyle Street in April 1860. The increased accessibility brought about by the railway

contributed to the increase in population and development of the area between 1870 and 1880.

Surgeon John Harris was granted 100 acres (40 hectares) adjoining Ruse's farm. His land, with its heavily wooded hills, was the basis of the modern suburb of Harris Park, which also includes a portion of the neighbouring estate owned by another Corps officer, John Macarthur. They were responsible for two of the suburb's surviving landmarks, Hambledon Cottage and Experiment Farm Cottage. Macarthur built Hambledon in the 1820s. Its early tenants included the Anglican Archdeacon Thomas Scott and the Macarthur's governess, Penelope Lucas. Although Harris spent much of his time on another estate at Shane's Park, he retained his Parramatta land and built Experiment Farm Cottage in 1835. This classic 'Indian' bungalow, with its wide verandas, is now a National Trust property.

When Harris died in 1838, his nephew, Thomas, inherited Experiment Farm and settled there in the 1840s, farming and breeding horses. After his death in 1870, the break-up of the Harris estate began, although the family retained Experiment Farm Cottage until the 1920s. An early residential subdivision was marketed as 'Harris Park' and the name became attached to the wider area. But what was accepted as 'Harris Park' in the nineteenth century did not exactly coincide with the twenty-first century suburb. From the 1870s to the 1900s, for example, Samuel Purchase occupied six acres (2.4 hectares) of the Harris estate and ran a successful plant nursery. The site of this Harris Park landmark, bounded by George, Hassall and Harris Streets, now lies just outside the current suburb boundary.

In the late 1870s, local builders bought blocks in Harris Park, but the anticipated influx of home buyers did not arrive until a railway platform was opened in the 1880s. This rail link to the merging industrial areas of Granville and Clyde led to a network of workers' cottages quickly developing around the station, but by 1900 the suburb also contained more substantial homes and middle-class residents. For decades, the area known as Harris Park was divided between the municipalities of Parramatta (proclaimed 1861) and Granville (proclaimed 1885). In 1949, the entire Granville municipality was included in an extended City of Parramatta

Despite its industrial connections, Harris Park remained largely residential. Renewed subdivision in the 1920s took up virtually all the suburb's available land. After World War II, state planners designated Parramatta as a major growth centre and large-scale immigration began. These policies affected the density and the composition of the Harris Park population. The construction of home units from the 1960s has meant that the suburb has a very high proportion of this type of housing. Similarly, an unusually high percentage of the Harris Park population was born overseas. Roughly one in four residents speak Arabic, Hindi or a Chinese language.⁵

⁵ Dictionary of Sydney staff writer, Harris Park, Dictionary of Sydney, 2008, http://dictionaryofsydney.org/entry/harris_park, viewed 30 July 2015

3.3 History of the Subject Site

The subject site is located on Lot 34 of Section 1 of DP 976, which is originally part of “110 acres in the township of Parramatta on the north of a creek known by the name of Duck Creek” granted to surgeon, John Harris, on 20 February 1794. He subsequently purchased the farm of James Ruse on which in 1798 he built the still extant Experiment Farm Cottage. “Until 1800 he led a busy existence as surgeon and farmer. By the turn of the century he owned 315 acres (127 ha) of land of which 205 (83 ha) were purchased, and had acquired 431 head of stock, possessions which placed him among the foremost officer-farmers.”⁶ At his death on 27 April 1838, he left property in the region of £150,000.⁷

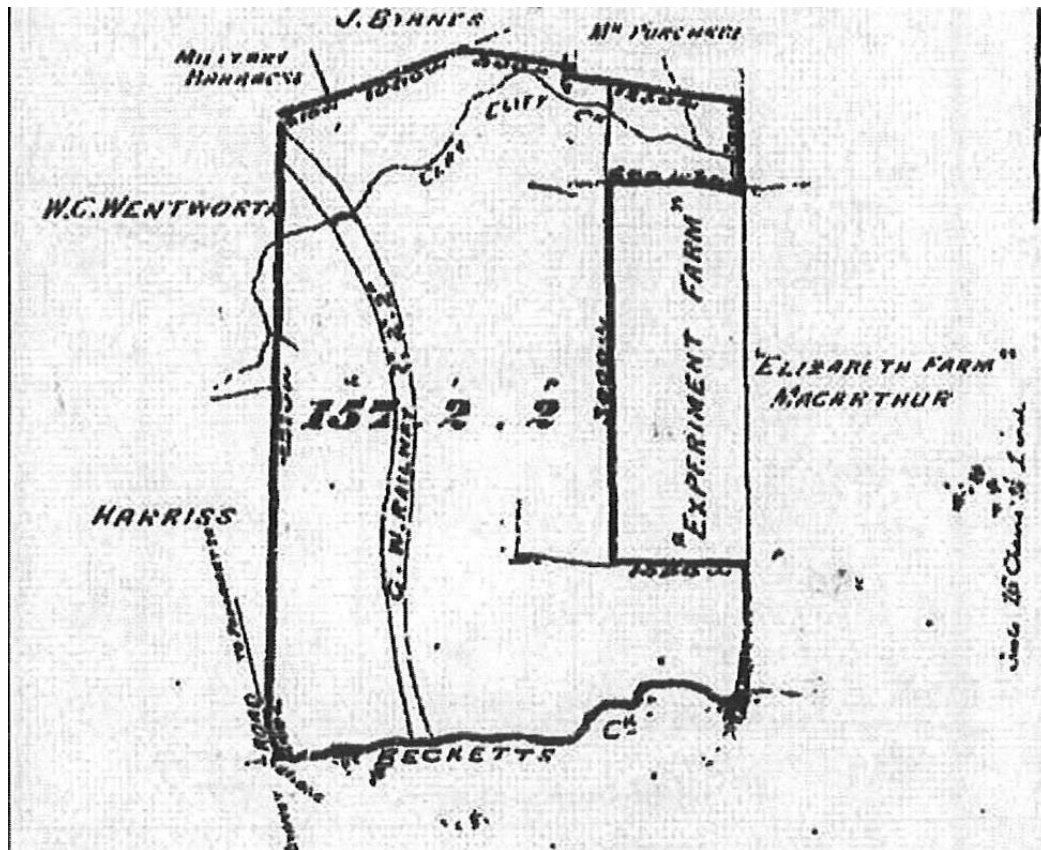


Figure 5 — Block plan of the Harris Estate in 1872 (Source: NSW Land & Property Information, Certificate of Title Vol CXXX111 Fol 127)

John Wigram Allen commenced subdivision of the Harris Estate in 1876 (Figure 6). This is part of the land depicted in the block plan shown at Figure 5. This land was re-subdivided with land to the east of the railway line as DP 241 (Figure 6); the subject site is located within Section 10 thereof.

⁶ B. H. Fletcher, 'Harris, John (1754–1838)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/harris-john-2164/text2773>, published first in hardcopy 1966, accessed online 30 July 2015.

⁷ Ibid.

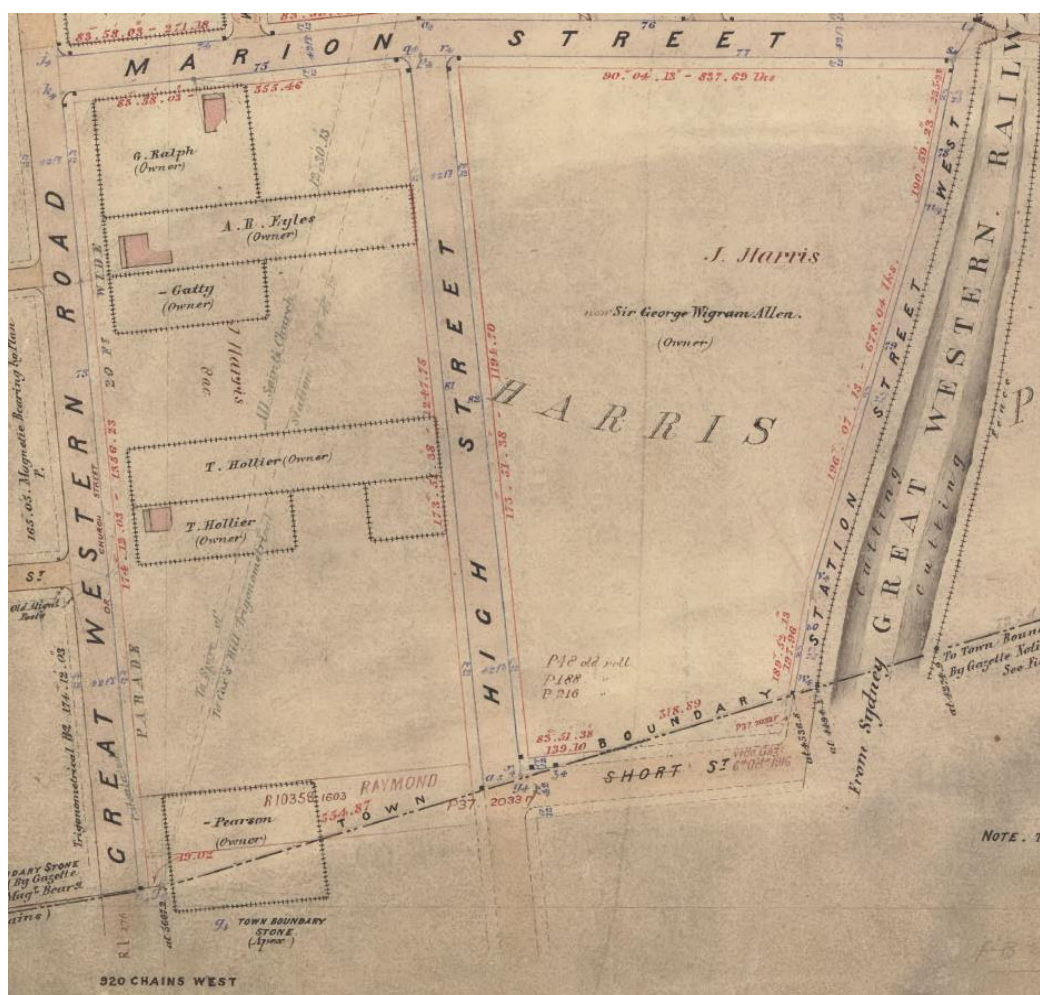


Figure 7 — Extract from Plan of streets in Harris Park Town of Parramatta Parish of St John County of Cumberland / date of survey 1-21 September 1882. (Source: NSW Land & Property Information, Crown Plan 12-833 and P12-2033R)

George Wigram Allen advertised the auction sale on 4 November 1882 of “92 splendid sites” at Harris Park Parramatta (Figure 9). Sections 10 and 12 of DP 241 were sold to Henry Solomon of the City of Sydney, landowner.⁸ That land is shown on the subdivision plan at Figure 8. Solomon was a partner with George and Henry Myers as the firm of Myers and Solomon (general importers) and had their store at 542 George Street, Sydney. A report on the auction sale was published in the *Sydney Morning Herald* the Monday after: “Messrs Mills, Pile and Gilchrist...sold...the whole of the subdivision at Harris’s Park, Parramatta, consisting of 92 allotments, at prices ranging from 26s to £3 1s per foot [realising] £6500.”⁹

⁸ Certificate of Title Vol 616 Fol 243, NSW Land & Property Information.

⁹ “Monetary and Commercial”, *Sydney Morning Herald*, 6 November 1882, p6.

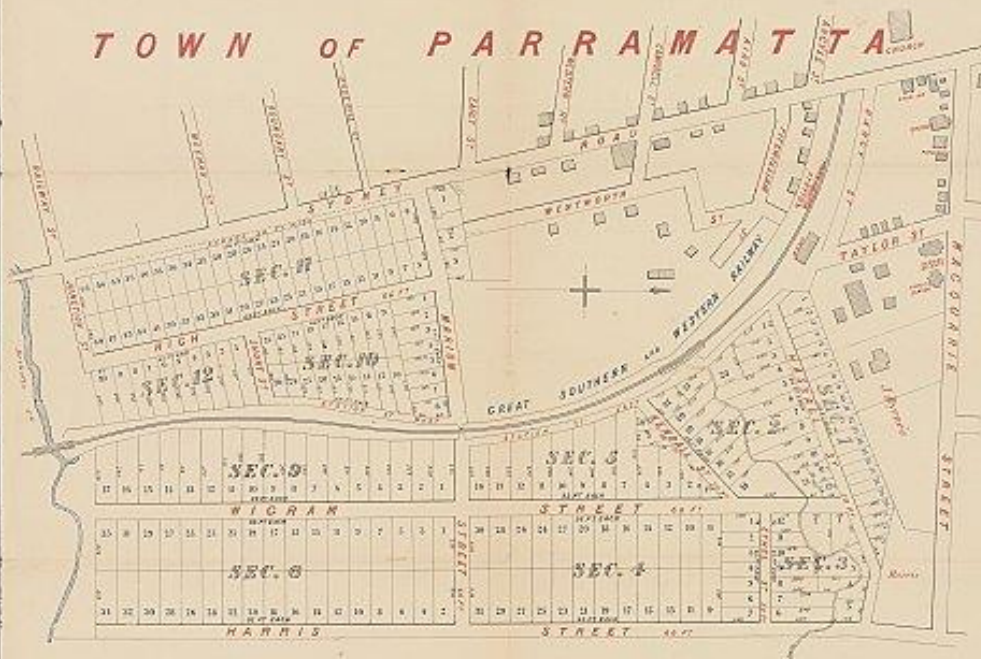
HARRIS PARK PARRAMATTA

To be Sold on the Ground - Saturday, November 4th
at 12 o' Clock, by Mess^{rs} Bowden & Mills.

Special Train and Tickets free

TERMS - 25 per cent Deposit Balance by Pro Note for 3 months without interest.
or may remain secured on the Property for 2 years at 6 per cent.

TOWN OF PARRAMATTA



PARRAMATTA
VIEW SHOWING THE GROUND FOR SALE

Geo. Bishop
Surveyor-General
1881, 1882, 1883

National Library of Australia

nla.map-lfsp1026-v

Figure 8 — Harris Park Parramatta to be sold on the ground Saturday November 4th [1882]. (Source: NLA, MAP Folder 68, LFSP 1026)

Auction Sales.

T O - M O R R O W A F T E R N O O N .

**HARRIS PARK,
PARRAMATTA,
ON THE GROUND, at 3 p.m.**

91 SPLENDID BUILDING SITES.

**THE ONLY HIGH LAND BETWEEN GRANVILLE
and PARRAMATTA.
CHARMING VIEWS. GRAND ELEVATION.
HALF A MILE RAILWAY FRONTAGE.**

ATTEND the SALE, and SECURE A LOT.

**This LAND WILL DOUBLE ITS VALUE WITHIN
A VERY SHORT TIME,
TORRENS' TITLE. Lithos at the Rooms.**

TORRENS' TITLE. Lithos at the Rooms.

**FREE TICKETS for Special Train leaving REDFERN at 2.15
p.m., can be obtained at the Rooms.**

**TERMS—10 PER CENT DEPOSIT, balance in 18
monthly payments.**

**MILLS, PILE, and GILCHRIST,
Auctioneers.**

Figure 9 — Auction sale advertisement for Harris Park Parramatta subdivision. (Source: Sydney Morning Herald, 3 November 1882, p10.

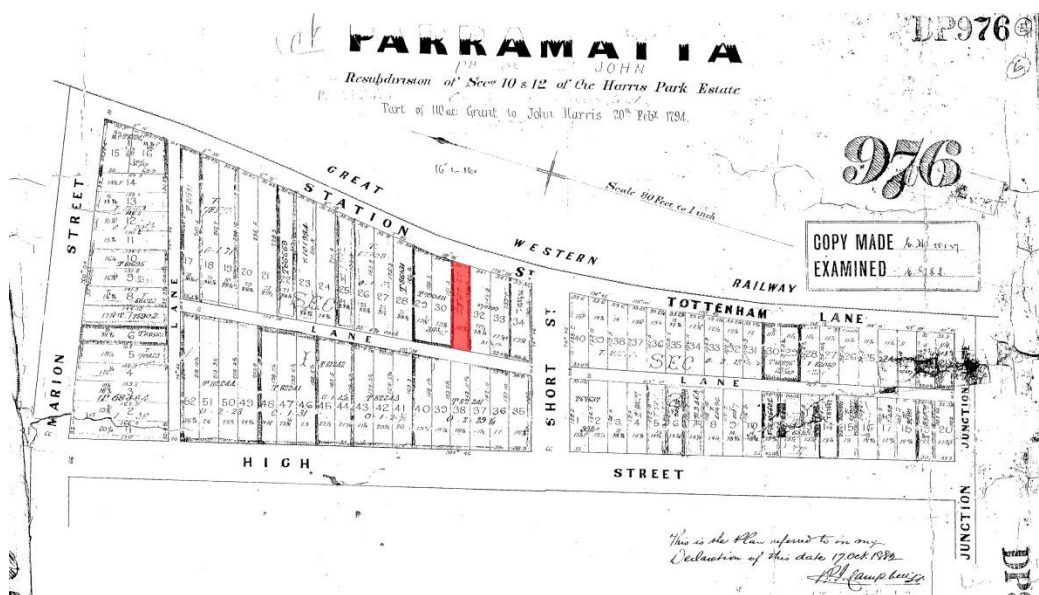


Figure 10 — Extract from DP 976, Parramatta – Re-subdivision of Sec^{ts} 10 & 12 of the Harris Park Estate, 1882. Subject site shaded red thereon. (Source: NSW Land & Property Information)

Solomon re-subdivided Sections 10 and 12 of DP 241 as DP 296, which plan of subdivision is shown at Figure 10. The first sales in this subdivision are registered on the certificate of title on 27 December 1882. The following March, Solomon sold Lot 31 of Section 1 (subject site) to Samuel Phillips of Pitt Town, farmer¹⁰ for the sum of £74/7/1.¹¹ That allotment is shaded red on the subdivision plan. Phillips is accordingly named the owner of “unenclosed land” in the 1883 Parramatta Rate Book with an annual value of £5.

The allotment remained undeveloped until 1909 when Samuel Phillips sold the land to Michael Farrell of Parramatta, grocer’s assistant in May.¹² Farrell mortgaged the land in September 1909, presumably to raise the capital required to build upon the lot. The Council gave permission in October to the building application submitted by S Lucas “to erect a cottage in Station Street for Mr H Farrell [sic].”¹³

According to the *Sands Directory* Michael Farrell was the occupant of the unnumbered residence in Station Street from 1911 until 1919. Thereafter the house was leased to a succession of tenants including Walker R Paul, Alfred W Bayly and CG Gregory. Farrell conveyed 7 Station Street in January 1929 to Edna Mary Farrell of Parramatta, spinster. Later in the same year she married Donaldson C Walker. The Walkers lived here for a few short years before moving to the Northern Beaches of Sydney by 1933. Thereafter the Valuation Lists name Mrs (Edna) May Walker as the owner of the subject site until her death in 1969 at Fairlight. It is not known who occupied the property in the intervening period.

Figure 11 comprises an aerial view of 7 Station Street in 1943.

The subject site was conveyed in October 1969 to her widower, Donaldson Cannon Walker of North Balgowlah, retired insurance inspector, and their son Geoffrey Michael Walker of Killarney Heights, dentist. Following the death of Donaldson Walker in 1978, the subject site passed to Geoffrey Michael Walker in February 1983. He owned same until August 1988 when it was sold to Premier Fire Protection Pty Limited.¹⁴ That company lodged a successful building application to Parramatta Council in mid-December for “adds office” estimated to cost \$50,000; the application was approved on 31 March 1989.¹⁵

¹⁰ Certificate of Title Vol 656 Fol 50, NSW Land & Property Information.

¹¹ Memorandum of Transfer 69129, NSW Land & Property Information.

¹² Ibid.

¹³ “Parramatta Council”, *Cumberland Argus and Fruitgrowers Advocate*, 20 October 1909, p3.

¹⁴ Certificate of Title Vol 11175 Fol 52, NSW Land & Property Information.

¹⁵ 88/431, Register of Building Applications 1988, Parramatta City Council Archives.



Figure 11 — Extract from 1943 aerial survey of Sydney showing subject site shaded yellow. (Source: NSW Land & Property Information, SIX Maps)

The commercial property was purchased by the Greek Orthodox Archdiocese of Sydney in August 2005 and in 2006, they established the Greek Welfare Centre there as a regional office in Western Sydney, to service the needs of people of Greek background and the wider community offering a range of programs and services.

4.0 PHYSICAL EVIDENCE

4.1 Generally

The existing building is a highly modified, early 20th century, single storey house with a corrugated metal clad hipped roof form and projecting gabled bay to the street frontage and a large hipped and skillion extension to the rear.

The front section of the site retains a modified garden setting with a modern pool style, aluminium fence.

The rear section of the site is paved and is occupied by car parking.

The building follows a traditional design formulae with a projecting room with a gabled roof and a verandah set under an extension of the main hipped roof form which is supported on later paired timber supports set over modified brick piers. This form was originally expressed at the rear of the house as well prior to its modification.

Reconstructed ventilation gablets are located at the apex of the roof, front and back and three, tall face brick chimneys are located on either side of the building.

The current detailing is of Inter War and Federation era character with turned timber finials and a bracketed awning over paired windows on the projecting bay.

The building, once tuck pointed face brickwork is now painted.

The building has been modified and extended to provide office style accommodation including offices, kitchen, toilets and a large meeting room.

An open skillion roof to the rear covers an outdoor area that is separated from the concrete paved car parking bays accessed from the laneway.

4.1.1 Building Modifications

Modifications to the original building can be seen in the building fabric and were the result of the adaptation of the original cottage to commercial uses in the 1980s.

The physical extent of these changes is best understood by comparison of the 1943 aerial view at Figure 13 and the current aerial photograph of the site at Figure 12.

The original building had a mirror image of the front form at the rear with the roof rising to a single cross ridge aligning with the existing northern chimney. This has been obliterated by the later additions to the rear which have extended the size of the building by approximately 50%.

Changes made to the detailing of the front façade have falsified the character of the building and are no longer legitimate representative of its original form and detail.

The rear yard was divided by a fence into two areas of open lawn and is now fully concreted with a large unsympathetic awning roof covering an open area outside the additions.



Figure 12 - Existing aerial view of the subject site showing the modified roof form and paved area to the rear of the site.

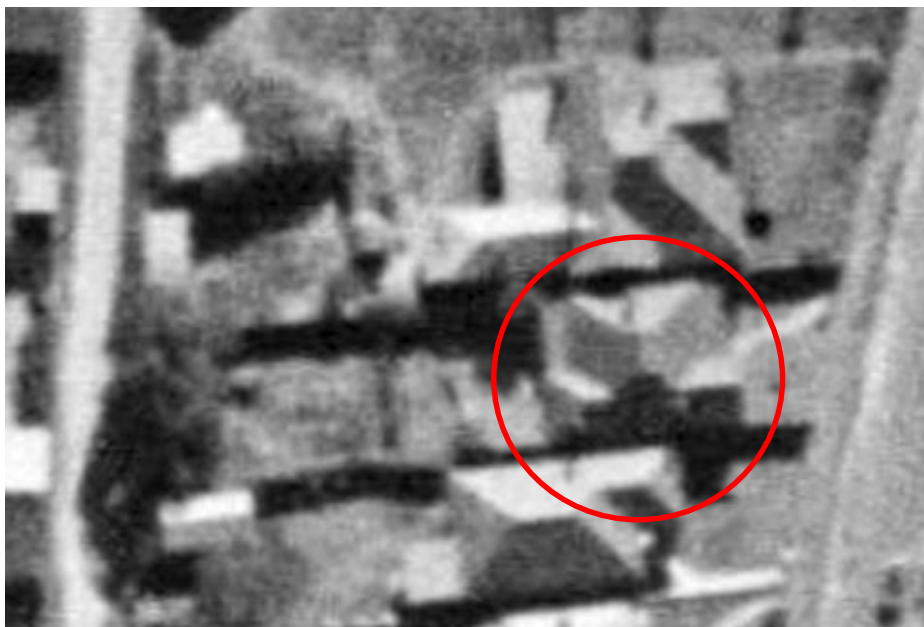


Figure 13 - 1943 aerial photograph of the subject site showing the original cottage at No. 7 Station Street West Parramatta.

The extent of changes made to the building are demonstrated by the following photographs.



Figure 14 - The projecting gable showing a traditional early 20th century treatment of the gable, rough cast and projecting string course supported with dentil brickwork and a bracketed window awning which may be a later addition as suggested by the bolted connection to the wall. The barge boards and finial are modern replacements of the original detailing and the tuck-pointed, face brickwork has been painted.



Figure 15 - later Brick verandah enclosure and piers. The front of the building was modified at some point in its history to remove the original Federation detailing and replace it with this Inter War style details. The brickwork does not match the rest of the front façade which is carefully tuck pointed and the character is at odds with the original character of the former house.



Figure 16 - Front verandah painted concrete detail. Showing cracking due to subsidence of sub floor fill. The later verandah enclosure is seen on the right.



Figure 17 - Modern replacement verandah supports with routed detailing. There is no evidence of the original details, however the layout and surviving details on the side of the verandah suggest bracketed posts which were typical of the period when the former house was built.



Figure 18 - Front bedroom window with typical tripartite configuration with modern security bars. The window joinery in the two front rooms is original while other joinery has been replaced.



Figure 19 - View to northern end of front verandah showing the surviving traditional profiled bracket support and lattice infill. Evidence of a similar bracket at the entry suggests that the original verandah detailing was of timber posts with bracket supports. The original soffit lining has been replaced with fibre board lining and original trims evidenced in the wall surface have been removed.



Figure 20 - Front window awning showing detailing that may be of a later era to the original cottage design. Note evidence of original tuck pointing of face brick wall prior to painting and modern bolted connection of timber frame to wall.



Figure 21 - Modification of original side window opening and replacement of original joinery as part of the works to convert the building to office use.



Figure 22 - Rear extension to original house to provide space for adaptation to commercial use.



Figure 23 - Rear presentation showing extended hipped roof and skillion awning over outdoor area and fully concrete paved yard area.



Figure 12 - Internal detailing showing modern replacement ceilings, cornice and ceiling rose detailing which has been carried out throughout the building.



Figure 13 - Original Kitchen with modified chimney, replacement ceilings and replacement window joinery.



Figure 14 - Modern hardwood floors replacing original flooring throughout the original portion of the former house.



Figure 15 - Modern archway detailing looking through to later extension at the rear of the original cottage.



Figure 16 - Meeting Room extension to original house.



Figure 17 - View back towards front door showing location of original rear wall of the house prior to the extensions made when it was adapted for Commercial uses. The lead light window and arched opening are modern modifications.

4.2 Identification of Modifications

The following list is of changes which are clearly discernible in the existing building fabric and which provide clear evidence of a lack of physical integrity as a representative example of an early 20th century residence:

- Reconstructed front verandah detailing and trims.
- Possible addition of bracketed awning to projecting bay.
- Modern finials, barges and ventilator details.
- Extension of original plan form to the rear.
- Modification of the original roof form as a result of later additions.
- Modification of side window sized and joinery.
- Replacement of original flooring.
- Replacement of all internal doors.
- Replacement of all ceilings, cornices and ceiling roses.
- Painting of face brickwork.
- Concreting of rear yard.
- Modification of front yard and front fencing.
- Removal of original kitchen fireplace.
- Loss of original residential context through redevelopment of surrounding sites.

4.3 Setting and Physical Context

Whereas in its original setting, the cottage was set hard against an adjoining house of the same period and character, it is now located against two and three storey flat developments to the north and a very changed streetscape context. This would seem at odds with the Heritage listing which suggests that the building forms part of a significant streetscape character in this location.

The site is located opposite the deep cutting for the railway and backs onto a laneway that is characterised by modern developments fronting High Street.



Figure 18 - The wider setting of the site with three storey flats to the north and modern residential development to the west. Station Street is bordered by the railway cutting to the east and the Parramatta City is bounded by Raymond Street to the south.



Figure 19 two storey flat development to the north of the heritage item in Station Street West.

4.4 Streetscape Values

Notwithstanding the heritage inventory identified streetscape as being an element of the significance of this site, there is no cohesive or significant streetscape character in the immediate context and the highly modified form and detail of the building does not contribute in any legitimate way to the streetscape.

4.5 Heritage Items in the Vicinity

The subject site is located in the vicinity of two heritage items identified in Schedule 5 of the Parramatta City Centre LEP and is also in the vicinity of a number of items included in a conservation area identified in the adjoining Holroyd Local Government Area as identified in Part 2 of Schedule 5 of the Holroyd LEP 2013

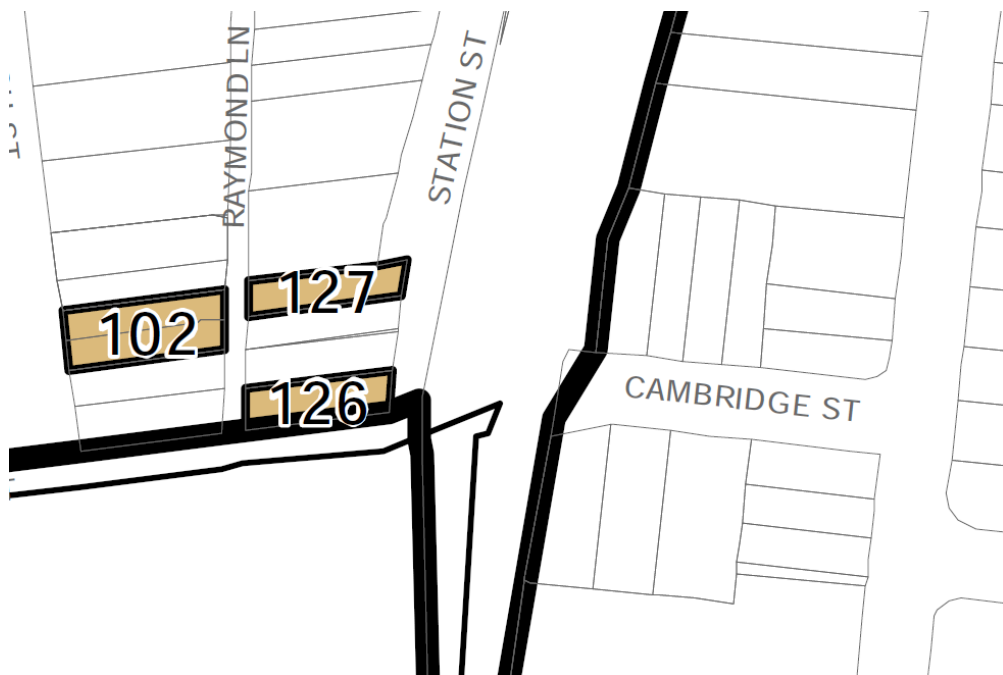


Figure 20 Extract from Heritage Map for Parramatta City Centre showing the subject site and the two heritage items in the vicinity.

The Heritage Items in the vicinity of the subject site located within the Parramatta Local Government Area are identified in Schedule 5 as 102 & 126:

102 49 – 51 High Street

Statement of Significance

The houses at 49-51 High Street are of significance for the local area for historical and aesthetic reasons, and as a representative example of residential architecture of the Victorian period in this area. Built c. 1885, the houses are readily identifiable as part of historic building stock and strongly contributes to the streetscape. The houses feature a rare double hipped roof form.

Description

Two storey late Victorian attached houses are of rendered brick walls to front, painted sides and hip corrugated iron roof. The rear wings are under a separate hipped roof

form, and this “double hipped roof” is a rare feature. There are two tall rendered brick chimneys with cornices each side of roof. Verandah has concave corrugated iron roof over verandah on upper level which goes across front on both levels. Verandah floor on No. 51 is sandstone. Verandah supports are cast iron columns with frieze and brackets to both floors. There are decorative brackets on central privacy wall. Windows have label moulds and decorative stops over each door. Exterior doors have glazed transom and sidelights over Late Victorian panelled door with glazed panels above lock rail and two timber bolelection moulded panels below. Front door has transom lights over French doors with round head glazed upper panels and timber bolelection panels below lock rails. All doors have timber louvered shutters. Both houses have two tier cast iron spearhead palisade iron fence on rendered plinth between large rendered piers with stepped pyramid tops and matching two tier cast iron spearhead palisade gates.



Figure 21 - 49 - 51 High Street

These houses have their rear facades facing the subject site and are now almost completely separated from it by recent development approved on the laneway between the two sites.

126 No. 1 Station Street West Statement of Significance

House at 1 Station Street West is of significance for the local area for historical, aesthetic and representativeness reasons. Built c.1890, it is readily identifiable as part of historic building stock and is strongly contributing to the streetscape.

Description

Two storey late Victorian house of rendered brick has pyramid slate roof with projecting hip front forming squat tower over stilted arch entrance with corniced string line. A recessed niche is between two rendered corniced string lines above arch and under windowsill. There is one rendered brick chimney with stepped corbel decoration.

Verandah has concave corrugated iron roof that runs across front to projecting hip, supported by timber post to ground floor. Upper level verandah has cast iron balustrading and valence, lower level verandah has curved timber valence. Ground floor front wall has arch topped window and sidelights. French door on upper verandah floor has bolelection mould panels below the lock rail and glazed panels above. Front door has transom light and sidelights above Victorian timber door with round head glazed upper panels, below lock rail and two timber panels with bolelection moulding. Front fence is aluminium spearhead palisade fence and gate.



Figure 22 - 1 Station Street West

No. 1 Station Street is not directly related to the subject site being separated from it by two modern houses.

It more closely relates to the heritage items across Raymond Street which are located within the Holroyd Local Government Area and which are listed in a Conservation Area by that Council. Any future development of the subject site will maintain this relationship through the retention of the heritage item at No. 1 Station Street west.



Figure 23 - Side of late Victorian House in Tottenham Street across Raymond Street.



Figure 24 - View from Tottenham Street towards the subject site.

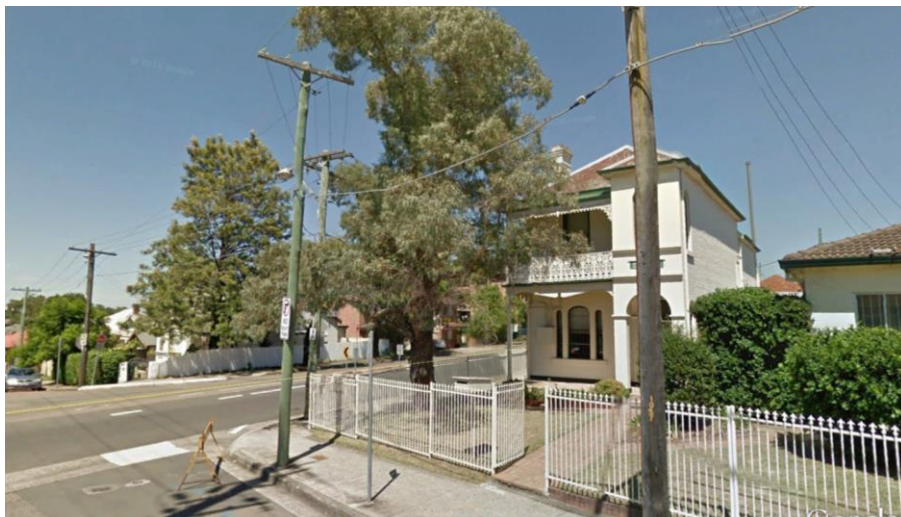


Figure 25 - View from No.1 Station Street West to Tottenham Street across Raymond Street

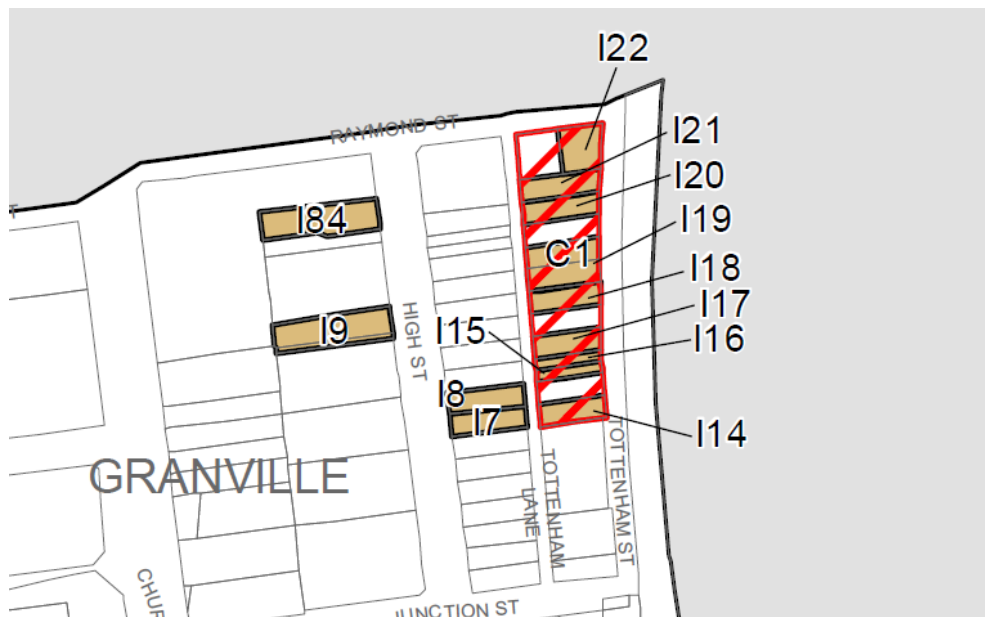


Figure 26 - Extract from Holroyd LEP Heritage Map showing Conservation Area C1 located west of the boundary of Parramatta across Raymond Road in the vicinity of the subject site

HOLROYD COUNCIL C1 Tottenham Street Conservation Area Statement of Significance

The buildings in Tottenham Street are significant as part of a group of small scale residential buildings in Tottenham Street, Granville. The group is largely intact externally and is significant for the variety of building styles and as a good representative example of early cottages dating from around the turn of the century.

The buildings are significant for their form, scale and character which gives a good indication of the socio-economic make up of the community at the time of construction. The group gives a good representative cross section of modest scale residences of the turn of the century period and their location close to Parramatta and the railway provides evidence of the influence of these factors on the early development of Holroyd.

The items in the Holroyd Local Government Area have their principal orientation towards the east across Tottenham Street with the substantial Late Victorian villa at the corner of Raymond Street presenting its side elevation to the item opposite at 1 Station Street West.

There is a substantial separation between the heritage item at 7 Station Street and this group of small houses which fall away to the south from the high point on Raymond Street. There is no significant visual connection between the Tottenham Street Conservation Area and the subject site. The closest association, physical and visual is with the two storey house at 1 Station Street West.

5.0 ANALYSIS OF CULTURAL HERITAGE SIGNIFICANCE

5.1 Basis of Cultural Heritage Assessment

This assessment of heritage is based on the methodology and guidelines set down by the NSW Heritage Office and considers the standard values or criteria which arise from the history, construction and use of the building and its site as well as any levels of esteem by recognised groups for the site.

Evaluation Criteria

Heritage significance, cultural significance and cultural value are all terms used to describe an item's value or importance to our own society. This value may be contained in the fabric of an item, its setting and its relationship to other items, the response that the item stimulates to those who value it now and in the historical record that allow us to understand it in its own context. An assessment of what is significant is not static. Significance may increase as more is learnt about the past and as items become rare, endangered or are found to document or illustrate aspects that achieve a new recognition of importance.

Determining cultural value is the basis of all planning for places of historic value. Determination of significance permits informed decisions or future planning that ensures that the expressions of significance are retained, enhanced or at least minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for flexibility of future planning and development.

The historical analysis provides the context for assessing significance, which is made by applying standard evaluation criteria to the development and associations of an item. The NSW Heritage Manual has produced standard evaluation criteria that are compatible with the criteria used by the Australian Heritage Commission in assessing items for the Register of the National Estate, and with those included in The Burra Charter.

5.2 Assessment of Cultural Significance

5.2.1 Criterion (a) Historical Evolution

An item is important in the course, or pattern, of the local area's cultural or natural history.

Guidelines for INCLUSION	Guidelines for EXCLUSION
<ul style="list-style-type: none">Shows evidence of a significant human activity.Is associated with a significant activity or historical phase.Maintains or shows continuity of a historical process or activity.	<ul style="list-style-type: none">Has incidental or unsubstantiated connections with historically important activities or processes.Provides evidence of activities or processes that are of dubious historical importance.Has been so altered that it can no longer provide evidence of a particular association.

The critical issue in applying historical evolutionary values to a site is the establishment that the place is important in the course of an area's cultural history.

Types of items which meet criterion (a) include:

- *Items which demonstrate strong associations to past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the item or any structure on the place;*

The existing house is typical of many in the local government area which are not heritage listed and does not represent or demonstrate any strong association with past customs or practices that are not common to many similar properties in the area.

- *Items associated with significant historical events, regardless of the intactness of the item or any structure on the place;*

The place is not associated with any significant person or historical event that provides evidence of the evolution of the area

- *Significant cultural landscapes and other items demonstrating overlays of the continual pattern of human use and occupation; and /or*

The site is not part of any identified or identifiable cultural landscape in this location.

- *Items where the physical fabric (above or below ground) demonstrates any of the points described above;*

The modified fabric of the original building does not demonstrate any significant cultural evolution associated with the cultural history of the area.

The Parramatta Council Heritage Inventory suggests that this place is significant historically under Criteria A. The reason given in the Statement of Significance is that it was built in c.1915(sic) and is readily identifiable as part of historic building stock.

In my opinion the property does not reach a threshold for heritage listing under this criterion. It is not associated with a significant activity or phase beyond the most basic associations that are common to all development in the area no matter which era it belongs to. The site has unsubstantiated and incidental connections with historically important activities and processes and has been substantially modified from its original presentation.

5.2.2 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 the local area.

The Parramatta Council's Heritage Inventory does not claim any significance under this value. The place has no documented or established association with the life and work of anyone of importance to the cultural history of the area.

Guidelines for INCLUSION	Guidelines for EXCLUSION
<ul style="list-style-type: none"> Shows evidence of a significant human occupation. Is associated with a significant event, person, or group of persons. 	<ul style="list-style-type: none"> Has incidental or unsubstantiated connections with historically important people or events. Provides evidence of people or events that are of dubious historical importance. Has been so altered that it can no longer provide evidence of a particular association.

Types of items that meet this criterion include:

- Items which demonstrate strong associations to a particular event, historical theme, people or philosophies, regardless of the item or any of its structures;*

There is no strong association to any historical person or event.

- Items where the physical fabric (above or below ground) demonstrates any of the points described above.*

The modified character of the building does not demonstrate this heritage value.

5.2.3 Criterion (c) Aesthetic Values

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

Parramatta Council's Heritage Inventory does not claim any significance under this criterion, but suggests that the building contributes to the streetscape of Station Street West.

Guidelines for INCLUSION	Guidelines for EXCLUSION
<ul style="list-style-type: none"> Shows or is associated with, creative or technical innovation or achievement. Is the inspiration for a creative or technical innovation or achievement. Is aesthetically distinctive. Has landmark qualities. Exemplifies a particular taste, style or technology. 	<ul style="list-style-type: none"> Is not a major work by an important designer or artist. Has lost its design or technical integrity. Its positive visual or sensory appeal or landmark or scenic qualities have been more than temporarily degraded. Has only a loose association with a creative or technical achievement.

Types of items which meet this criterion include:

- *Items which demonstrate creative or technical excellence, innovation or achievement;*

The building is a highly modified, standard early 20th century residential design and does not demonstrate creative or technical excellence, innovation or achievement that would suggest any level of significance for this value.

- *Items which have been the inspiration for creative or technical achievement;*

The building is clearly not the inspiration for and other creative or technical achievement.

- *Items which demonstrate distinctive aesthetic attributes in form or composition; and/or*

The building is not distinctive aesthetically in any of its design character and has been modified by later changes which reduce its integrity as an intact example of a standard design form.

- *Items which demonstrate a highly original and influential style, such as an important early (seminal) work of a major architect.*

The building is not original or influential in any aesthetic manner and is not the work of a well known designer or craftsman.

- *Items which demonstrate the culmination of a particular architectural style (known as climactic).*

The building is not a climactic example of this standard building type and does not demonstrate in any significant manner a particular architectural style.

The site is not significant under this criterion being a poor example of the type which has undergone substantial modification and has lost its design integrity. The site does not reach a threshold for listing under this value.

5.2.4 Criterion (d) Social Value

An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons.

The Parramatta City Council's heritage inventory does not claim social significance in relation to this site. There is no evidence of any particular evidence that the site represents any association with a particular group that would warrant heritage listing. The association with the Greek Archdiocese does not constitute any significant heritage value in this regard.

The establishment of Social significance requires a detailed study to be undertaken before any heritage value can be established.

Guidelines for INCLUSION	Guidelines for EXCLUSION
<ul style="list-style-type: none"> Is important for its associations with an identifiable group. Is important to a community's sense of place. 	<ul style="list-style-type: none"> Is only important to the community for amenity reasons. Is retained only in preference to a proposed alternative.

Types of items which meet this criteria include:

- Items which are esteemed by the community for their cultural values;*

There is no evidence that the place is esteemed by the community as a whole for any cultural values. The listing of the place was not the result of a community based heritage study.

- Items which if damaged or destroyed would cause the community a sense of loss; and/or*

There is no indication one way or the other that demolition of the place would result in any significant community loss. Any proposal for demolition would include public advertising allowing for any submissions to be made in this regard to establish community esteem.

- Items which contribute to a community's sense of identity.*

There is no identified evidence that the place contributes to community identity in this location. It is an isolated item which has low contributory value to a mixed streetscape and is not supported by the presence of other similar items.

5.2.5 Criterion (e) Technical / Research Value

An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history.

The Parramatta Council Heritage Inventory does not claim significance for any technical or research value. There is no indication that the site was previously occupied or used for any purpose that would have resulted in significant archaeological value. The existing building is standard constructions and materials and demonstrates no technological innovation or interest.

Guidelines for INCLUSION	Guidelines for EXCLUSION
<ul style="list-style-type: none"> Has the potential to yield new or further substantial scientific and/or archaeological information. Is an important benchmark or reference site or type. Provides evidence of past human cultures that is unavailable. 	<ul style="list-style-type: none"> Has little archaeological potential. Only contains information that is readily available from other resources or archaeological sites. The knowledge gained would be irrelevant to research on science, human history or culture.

The site has no significance under this criterion that would support individual heritage listing or prevent demolition for a suitable development option.

5.2.6 Criterion (f) Rarity

An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history

The Parramatta Council Heritage Inventory for the site does not claim that the place is rare or that it represents anything but a typical early 20th century cottage in a typical subdivision.

Guidelines for INCLUSION	Guidelines for EXCLUSION
<ul style="list-style-type: none"> Provides evidence of a defunct custom, way of life or process, Demonstrates a process, custom or other human activity that is in danger of being lost. Shows unusually accurate evidence of a significant human activity. Is the only example of its type. Demonstrates designs or techniques of exceptional interest. Shows rare evidence of a significant human activity important to a community. 	<ul style="list-style-type: none"> Is not rare. Is numerous but under threat.

The site is not significant under this criterion as it is not rare.

5.2.7 Criterion (g) Representativeness

An item is important in demonstrating the principal characteristics of a class of the area's

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

The operative requirement for this value is that any representative value be important in demonstrating the principal characteristics of a type.

The subject site in its modified form is not important as a representative example of early 20th century residential design in the area and does not provide significant evidence of the cultural environment of the area.

Guidelines for INCLUSION	Guidelines for EXCLUSION
<ul style="list-style-type: none"> Is a fine example of its type. Has the principal characteristics of an important class or group Has attributes typical of a particular way of life, philosophy, custom, 	<ul style="list-style-type: none"> Is a poor example of its type. Does not include or has lost the range of characteristics of a type.

<p>significant process, design, technique or activity.</p> <ul style="list-style-type: none"> • Is a significant variation to a class of items. • Is part of a group which collectively illustrates a representative type. • Is representative because of its setting, condition or type. • Is outstanding because of its integrity or the esteem in which it is held. 	<ul style="list-style-type: none"> • Does not represent well the characteristics that make up a significant variation of a type.
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The place is not a 'fine' example of its type and as a result of modification has lower integrity than what would normally be expected for an individual heritage item. It is not a significant variation of this class of items and is not part of an identifiable group. Its location and setting do not support its inclusion as a representative example and the place is not held in high esteem by any identifiable community group because of its outstanding integrity. The place does not reach a threshold for inclusion as a local heritage item based on the above inclusion and exclusion criteria.

5.3 Statement of Cultural Heritage Significance

No. 7 Station Street West, Parramatta, is a modified early twentieth century residence of a standard form that retains some characteristics of this transitional style of development which is relatively common in the Local Government area. The building has no historic evolutionary or associational values and represents typical residential development of the period in which it was built.

The changes to the building to convert it to commercial use have permanently altered its original appearance and form and have obscured original character and detail. In its current form it does not provide accurate evidence of the historic building stock of this area.

The setting of the building amongst later development does not provide support for the setting or contribution of this site to any significant streetscape in the vicinity of the site.

The site does not reach a reasonable threshold for individual heritage listing.

Demolition of the item will not result in any significant loss of cultural heritage to Harris Park, Parramatta City Centre or the wider Parramatta Local Government Area.

Demolition of the item will not have any significant adverse impact on the heritage items and conservation area in the Holroyd Local Government Area adjacent to the boundary of Parramatta across Raymond Street.

6.0 CONCLUSION

This heritage assessment suggests that the individual heritage listing of the property identified as 7 Station Street West in Schedule 5 of the Parramatta Council Local Environmental Plan was not appropriate at the time of the original heritage study and cannot have included a rigorous assessment or analysis of the building fabric given its high degree of modification which is discernible on inspection without the benefit of any additional documentation.

The very limited heritage value and substantially modified condition of the place suggests that its loss would not result in any significant diminution of the environmental heritage of Parramatta. Demolition for a conforming development would in my opinion be acceptable in these circumstances.

NBRS+PARTNERS

A handwritten signature in black ink that reads "Robert Staas". The signature is written in a cursive, slightly stylized font.

ROBERT STAAS
Associate Director / Heritage Consultant
August 2015

Appendix – State Heritage Inventory Listing

7.0 SINGLE STOREY RESIDENCE

Item details

Name of item: Single Storey Residence

Other name/s: Single-storey Residence

Type of item: Built

Group/Collection: Residential buildings (private)

Category: House

Primary address: 7 Station Street West, Harris Park, NSW 2150

Local govt. area: Parramatta

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	31	1	DP	976
LOT	31	1	DP	976

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
7 Station Street West	Harris Park	Parramatta			Primary Address

Statement of significance:

House at 7 Station Street West is of significance for the local area for historical and representativeness reasons. Built c.1915, it is readily identifiable as part of historic building stock and is still contributing to the streetscape.

Date significance updated: 01 Mar 02

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Construction years:	1915-
Physical description:	Single storey Federation brick cottage has corrugated iron roof on painted brick walls. The main roof is broken by a small gable with turned timber finial and louvred ventilator. Projecting gable has finial and decorated with dentils below string course. There are two tall brick chimneys with stepped corbels and chinese lanterns. Verandah has corrugated iron skillion roof extending from main roof across front to projecting gable and is supported by paired timber posts set on painted tall brick piers with sandstone caps. Verandah has painted concrete floor and painted brick balustrade. Awning above window has Federation decorative timber ladder brackets and corrugated iron roof. Front fence is aluminium spearhead palisade fence and gate.
Physical condition and/or Archaeological potential:	National Trust (Parramatta Branch): Good.
Modifications and dates:	National Trust (Parramatta Branch) supplied Year Started.
Further information:	Subd plans (ML) - Harris Park


History

Historical notes:	Land auctioned November 1882. Built c. 1910. National Trust (Parramatta Branch): PCC RB 1915: N0. 824 Improv. Cap. Val. 875 pounds. F.J. Thomas? PCC RB 1914: N0. 824 Sec. 1 lot pts. 28,29,29. Francis John Thomas, Incorp..> S. Accountant, Parra.
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Assessment of significance

SHR Criteria a) [Historical significance]	This item historically significant.
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SHR Criteria g) [Representativeness]	This item is representative.
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Assessment criteria:	Items are assessed against the  State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.
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Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Regional Environmental Plan	REP No 28	536	20 Aug 99	95	6161
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
City of Parramatta Heritage Study	1993	536	Meredith Walker		Yes
Parramatta Heritage Review	2004		National Trust (Parramatta Branch)		No

References, internet links & images

None

Note: internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 2240536