

An abstract graphic composed of thick, grey geometric shapes. A large, irregular polygonal shape occupies the upper half of the page, with a white triangular void inside it. Below this, a horizontal grey bar is partially visible, and at the bottom, a curved grey shape suggests a continuation of the geometric theme.

Architectural Projects^{*}

1608 – 7 Station Street West, Parramatta
Peer Review
August 2015

Document

Project: 7 Station Street West, Parramatta

Project No: 1608

Document Control

Version	Date	Document	DRAFT
1		Status	Peer Review
		Author	Jennifer Hill Director Registered Architect 4811
		Verification	Elizabeth Gibson Associate, Senior Consultant

TABLE OF CONTENTS

1.	INTRODUCTION	1
1.1.	BACKGROUND	1
1.2.	SITE LOCATION AND DESCRIPTION ON BEHALF OF ARCHITECTS.....	1
1.3.	AUTHORSHIP	1
1.4.	LIMITATIONS	1
1.5.	METHODOLOGY.....	1
1.6.	DOCUMENTS REVIEWED.....	1
1.7.	SITE INSPECTION.....	1
1.8.	PARRAMATTA COUNCIL	1
1.9.	PEER REVIEW	1
1.10.	CONCLUSION	5

1. INTRODUCTION

1.1. BACKGROUND

The Heritage Assessment by NBRS dated August 2015, which assesses the property at 7 Station Street West, is currently the subject of a Peer Review. Architectural Projects Pty Limited were commissioned on behalf of Greenrock Property to prepare this document.

1.2. SITE LOCATION AND DESCRIPTION

The site is located to the west of 7 Station Street West. The present land title is identified as Lot 34 in DP 976 being a subdivision of Sections 10 and 12 of the Harris Park Estate 1882. The site is currently listed as a heritage item.

1.3. AUTHORSHIP

The report has been prepared by a team consisting of the following key members:

Jennifer Hill – Architectural Projects Pty Ltd – Heritage Architect

Elizabeth Gibson – Architectural Projects Pty Ltd – Heritage Architect

1.4. LIMITATIONS

A time frame of 1 week was established for the preparation of the Report. Access was given to the site and Council records held by the applicant and Council. No physical intervention was undertaken to prepare this report. No historical archaeological work other than the site surveys provided herein was commissioned for the report.

1.5. METHODOLOGY

The Peer Review confirms whether the Heritage Assessment has been prepared in accordance with the methodology outlined in J. S. Kerr, *The Conservation Management Plan* by Dr James Semple Kerr (5th Edition 2000) and whether the report complies with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) and its guidelines. The methodology used in the Heritage Assessment is that recommended by the NSW Heritage Office.

1.6. DOCUMENTS REVIEWED

- NRBS Heritage Assessment, 7 Station Street West, Parramatta, August 2015
- Parramatta Council LEP Heritage Inventory
- Register of the NSW Chapter of the Royal Australian Institute of Architects
- Register of 20th Century Buildings of Significance
- NSW Heritage Branch inventory sheet:

1.7. SITE INSPECTION

A site visit occurred on 27 July 2015 and 7 August 2015

1.8. PARRAMATTA COUNCIL

The local authority for the area is Parramatta Council

The property is not listed on the State Heritage Register

The property is listed as a heritage item in the Parramatta LEP.

1.9. PEER REVIEW

Heritage Assessment

The Heritage Assessment provides a detailed history of the site, an assessment of the integrity and a revised assessment of significance from which it concludes that the building does not reach the threshold for listing.

Researched historical information

The submitted Heritage Assessment has included adequate historical information. It provides a summary of the development on the site. In particular the history notes:

*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."*¹

*Figure 10 — Extract from DP 976, Parramatta – Re-subdivision of Sects 10 & 12 of the Harris Park Estate, 1882. Subject site shaded red thereon. (Source: NSW Land & Property Information)*²

*The following March, Solomon sold Lot 31 of Section 1 (subject site) to Samuel Phillips of Pitt Town, farmer, in 1883.*³

*The allotment remained undeveloped until 1909 when Samuel Phillips sold the land to Michael Farrell of Parramatta.*⁴

The report specifically identified the pattern of development, which in part explains the inconstancy of the development form along Station Street West which detracts from its streetscape character. The report notes:

*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.*⁵

Assessment of Integrity

The low integrity of the house is partly explained in the history, which states:

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 extent of these changes is best understood by comparison of the 1943 aerial view and the current aerial photograph of the site.

*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, which has since been changed.*⁶

*The building was sold to Premier Fire Protection Pty Limited. 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.*⁷

The report lists a series of changes to the building which could be summarized as follow.

¹ Page 10, NBRS + Partners

² Page 12, NBRS + Partners

³ Page 13, NBRS + Partners

⁴ Page 13, NBRS + Partners

⁵ Page 23, NBRS + Partners

⁶ Page 22, NBRS + Partners

⁷ Page 13, NBRS + Partners

A modern pool style, aluminium fence.⁸

The building, once face brickwork is now painted.⁹

The barge boards and finial are modern replacements to the projecting gable.¹⁰

Replacement verandah with routed detailing.

Rear presentation showing extended hipped roof and skillion awning and different brickwork.

Fully concrete paved yard area.¹¹

The analysis is detailed and I agree with its summary of the changes to the house.

Comparative Analysis

The Heritage Assessment has provided an assessment of the significance of the building within the context of the Harris Park Estate, which has become the Harris Park Conservation Area and other heritage items in the Parramatta LEP.

The report acknowledges that the building is an altered example of Federation Style and notes :

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.¹²

A preliminary review of the Parramatta Council Inventory indicates sixty – eight properties (Appendix A) listed within the Harris Park area. Of these twenty two properties (Appendix B) are listed within the relevant 1900 – 1920 time frame. The inventory sheets (Appendix C) have some historical information in the form of subdivision history and sand directory but do not identify if the occupants are significant Parramatta identities. This information, with the exception of 6 Crown Street, does not inform the Statement of Significance, which generally notes

is of significance for the local area for historical reasons and as a representative example of Federation period houses in the local area . The building makes an important contribution to the streetscape and the character of the conservation area.

or words to that effect. Equally unusual building typology are not noted.

Overall the inventory sheets provide generalized substantiation for their listing, which is primarily based on aesthetic contribution. As the building has a low level of intactness its aesthetic is much lower than the other examples.

Some of the inventory sheets do not have photos. Of the selected eighteen buildings the other buildings have a greater level of integrity. Some indicate the type of verandah associated with this style of building. 48 Station Street also indicates a later verandah modification. The presence of weather board cottages is not noted as rarer type within the Parramatta Area on the inventory sheets.

Statement of Significance

The Parramatta Council Heritage Inventory Statement of Significance notes:

⁸ Page 14, NBRS + Partners

⁹ Page 15, NBRS + Partners

¹⁰ Page 17, NBRS + Partners

¹¹ Page 18, NBRS + Partners

¹² Page 23, NBRS + Partners

House at 7 Station Street West is of significance for the local area for historical and representativeness reasons and is still contributing to the streetscape. This statement suggest that this place is significant under Criteria A and Criteria C and F. The NBRS report addresses these criteria as follows:

5.2.2 Criterion (a) Historic Values

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

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.¹³

5.2.3 Criterion (c) Aesthetic Values

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.

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.¹⁴

5.2.7 Criterion (g) Representativeness

The operative requirement for this value is that any representative value be important in demonstrating the principal characteristics of a type.¹⁵

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.¹⁶

The report also addresses the other criteria identified for listing as a heritage item.

5.2.2 Criterion (b) Historical Associations

There is no strong association to any historical person or event.¹⁷

5.2.4 Criterion (d) Social Value

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.¹⁸

¹³ Page 25, NBRS, Heritage Assessment, 7 Station Street West, Parramatta

¹⁴ Page 27, NBRS + Partners

¹⁵ Page 29, NBRS + Partners

¹⁶ Page 30, NBRS + Partners

¹⁷ Page 26, NBRS + Partners

¹⁸ Page 28, NBRS + Partners

5.2.5 Criterion (e) Technical / Research Value

The site has no significance under this criterion that would support individual heritage listing or prevent demolition for a suitable development option.¹⁹

5.2.6 Criterion (f) Rarity

The site is not significant under this criterion as it is not rare.²⁰

The Summary Statement of significance provided in the NBRS report notes:

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 or the wider Parramatta Local Government Area.

1.10. CONCLUSION

The Statement of Assessment details the extent of change to the building externally and internally. The changes are extensive to the exterior and interior such that an understanding of the original house is obscured. The Heritage Assessment provides a clear discussion of the proposed changes and their impact on the integrity and significance of what was initially a representative example.

The report follows the established methodology for the assessment of Significance and I concur with its findings that the existing site has low significance and does not reach the threshold for listing as a heritage item. The report notes:

The heritage assessment suggests that the individual heritage listing of the property in Schedule 5 of the Parramatta Council Local Environmental Plan was not appropriate given its very limited heritage value and substantially modified condition. Demolition for a conforming development would be acceptable in these circumstances.²¹

I would agree that demolition is an acceptable outcome.

¹⁹ Page 29, NBRS + Partners

²⁰ Page 29, NBRS + Partners

²¹ Page 30, NBRS + Partners