



HERITAGE ASSESSMENT

Marrickville Review - Potential Heritage Items

**RESIDENTIAL GROUP
16-22 HASTINGS STREET
MARRICKVILLE NSW 2204**

18 June 2015
FINAL

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This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the NSW Land & Environment Court Practice Directions relating to the provision of evidence by expert witnesses. The opinions in the report represent the professional opinions of the author based on an assessment of the available information cited in the report.

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1.0 INTRODUCTION

1.1 Introduction

This Heritage Assessment for Nos 16-22 Hastings Street, Marrickville, was prepared for Marrickville Council, by NBRSPARTNERS Architects. As outlined in the project brief, the purpose of this Heritage Assessment is to “establish the level of significance and appropriate listing type for several potential Heritage Items and several Conservation Areas”. In examining the heritage significance of the potential heritage items Council hopes to determine the possible listing and inclusion in the *Marrickville Local Environmental Plan 2011*.

1.2 Definition of the Study Area

The site, identified as Nos 16-22 Hastings Street, Marrickville, comprises a group of four single-storey residences located on individual sites, namely, Nos 16, 18, 20 and 22 Hastings Street, Marrickville. Each property is identified as follows:

- No 16 Hastings Street (Lot 1, DP911808);
- No 18 Hastings Street (Lot 1, DP1103873);
- No 20 Hastings Street (Lot 2, DP1022324); and
- No 22 Hastings Street (Lot B, DP336573).

Each property comprises a free-standing residence, all of which are located on the southern side of Hastings Street. The group is located within a suburban block bounded by Hastings Street to the north, Livingstone Road to the east, Marrickville Road to the south and Anderton Street to the west (see Figure 1 and Figure 2).

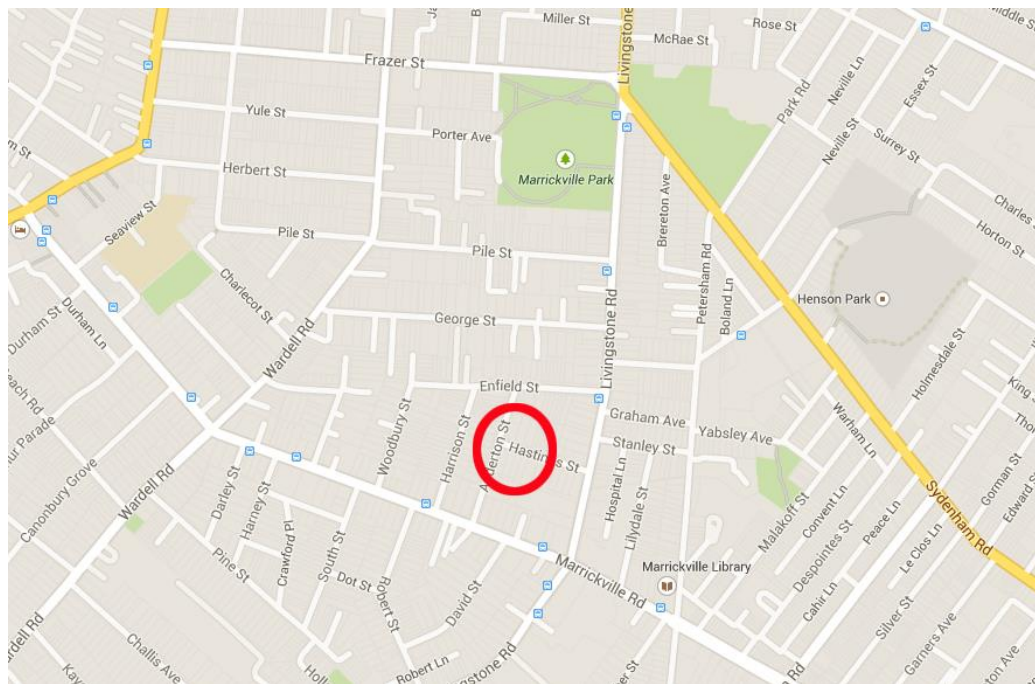


Figure 1 — Location of the site is shown circled in red (Source: Google Maps)

The group of four houses is located at the western end of Hastings Street near the Anderton Street intersection. The houses rise numerically from east to west, with No 22 Hastings Street located on the corner site (see Figure 2).

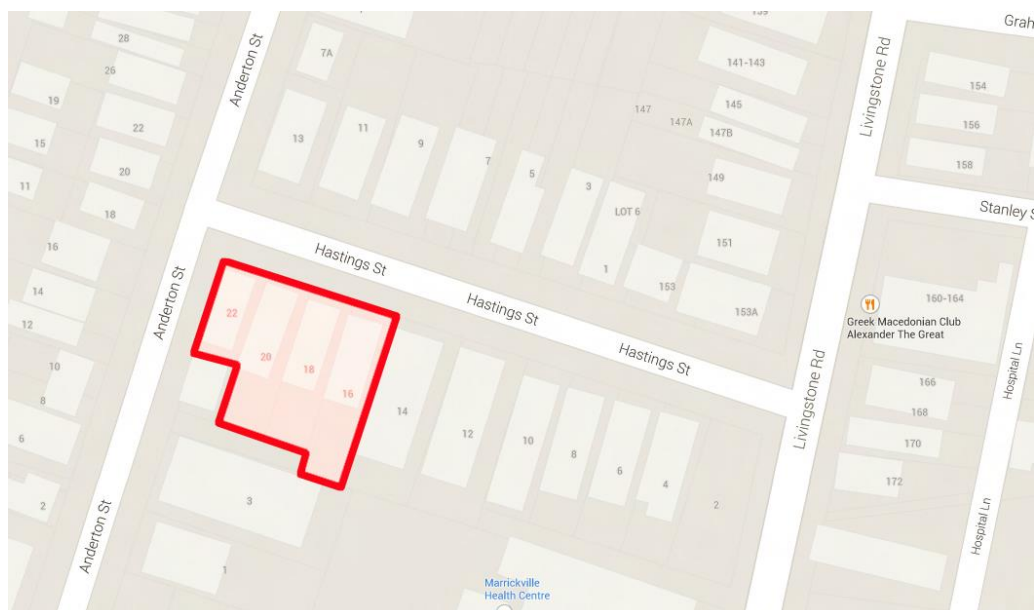


Figure 2 — Site plan showing the group of four houses located near the southern corner of Hastings and Anderton Streets, outlined in red (Source: Google Maps)

1.3 Study Objectives

A group of four cottages located at Nos 16-22 Hastings Street, Marrickville, was identified in the “Draft Marrickville Local Environmental Plan 2010 Proposed Heritage Items Peer Review”, prepared by Tanner Architects (dated October 2011, Issue A). As part of the comparative analysis and assessment of the proposed Heritage Item in London Street, Enmore, the report concluded:

The integrity of the building, along with the redevelopment of 6-10 London Street, is considered sufficient grounds to exclude the building from listing. There is a stronger case for listing the items at 16-22 Hastings Street, which are a coherent group and apparently have greater integrity despite modifications”

This Heritage Assessment is intended to identify any heritage values associated with the site of Nos 16-22 Hastings Street, Marrickville, in accordance with the standard assessment criteria and to determine the potential for listing the four cottages as heritage item, either as individual items, as a group or as a conservation area.

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.

Physical assessment of the subject properties was made from outside the property boundaries. The interiors of the residence was not inspected at the time of the physical assessment.

1.6 Identification of Author

This report was researched and prepared by Lynette Gurr, Senior Heritage Consultant, at NBRS+PARTNERS. The historic overview was prepared by Léonie Masson, Historian, also of NBRS+PARTNERS.

1.7 Sources

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

- National Library of Australia – Trove databases;
- Mitchell Library: State Library of NSW – Maps, Plans and Small Pictures File;
- NSW Land & Property Information;
- Sydney Water Archives; and
- Marrickville Council Archives and Local Studies.

2.0 DOCUMENTARY EVIDENCE

2.1 Aboriginal Occupation

Archaeological evidence found in Shea's Creek (Botany Bay) indicates Aboriginal occupation dating to between 5,000 and 7,000 years ago. At the time of European settlement, there were two main tribes based on linguistic groups. The coastal Aboriginals were known as the Guringai, and an inland group, the Dharug.

Although it was estimated that there were some 1,500 Aboriginals living in the vicinity of Port Jackson in 1788, by 1830 the numbers had fallen dramatically. Limited evidence of Aboriginal occupation has survived the intense development within the Marrickville council area since the 1790s.

2.2 Early European Settlement

Maps prepared in 1796 by Captain John Hunter and C Grimes, Deputy Surveyor General, show cultivated farm areas in the vicinity of modern Petersham. Lieutenant Collins wrote *"The soil was much better for agriculture than that immediately adjacent to the town of Sydney, and the ground lay well for cultivation, but it had hitherto been neglected from being deficient in that great essential, water"*.

Early land grants in the district were made to about thirty individuals and formed part of a *"chain of farms"* along the length of Parramatta Road. Although most of the grants were 30 acres (12 hectares) or less, by the early 1800s four landholders held 65 per cent of the land in the area. The landholders were Thomas Moore, Thomas Smyth, Thomas Rowley and George Johnston.

During the first decade of the nineteenth century a number of the land holdings had changed hands. By 1830, several substantial country estates had been created including George Johnston at Annandale House, Robert Wardell at Petersham House, Alexander Sparke at Tempe and Captain Browne at Enmore House.

2.3 History and Development of the Subject Site

The study site occupies part of 700 acres granted on 1 October 1803 to Thomas Moore who used local timber to build boats for the Colony.¹ Dr Robert Wardell, a prominent barrister, purchased this estate in 1830 and expanded his landholdings in the Parish of Petersham to 2000 acres to include most of today's Petersham, Dulwich Hill and Marrickville, from Parramatta Road to the Cook's River.

¹, R. Cashman and Chrys Meader, *Marrickville: Rural Outpost to Inner City*, 1990.



Figure 3 — Petersham: Burrowes survey, 1840. (Source: State Library of New South Wales, M2 811.182/1840/1)



Figure 4 — Detail from Alexandria and Petersham Parishes, 1833. (Source: State Library of New South Wales, Digital Order No. c015800001)

In 1873, ten acres two roods and seventeen perches of land in the Parish of Petersham was converted to Torrens title by Charles Bampffield Yule, being Lots 6 and 7 of Section A of Priddle and Macarthur's Subdivision of Division Number 1B of the Petersham Estate. Following the death of Charles Bampffield Yule in Anderton, Cornwall, England on 1 November 1878, this land passed by transmission in 1881 to Jane Elizabeth Margaret Emma Yule, Fanny Alexandrina Augusta Chard and William Wheaton Chard, all of England.² They appointed Henry Edward Augustus Allan as their agent in Australia.

Approximately ten acres of land in the Estate of the Late Charles Bampffield Yule was subdivided in 1884 into “47 splendid allotments” fronting Marrickville Road, Livingstone Street, Charles Street, Anderton Street and Stanley Street (later renamed Hastings Street). This subdivision (Deposited Plan 1243) was advertised for auction sale on the ground on 29 March 1884.³ The plan of subdivision is shown at Figure 5.

Henry Young of the City of Sydney, carpenter, purchased Lot 4 of Section B of Yule's Estate for the sum of £137/10.⁴ He later sold same to William John Finneran of Marrickville, builder in April 1886.

² Certificate of Title Vol 94 Fol 4, NSW Land & Property Information.

³ Yule's Estate, *Sydney Morning Herald*, 17 March 1884, p11.

⁴ Memorandum of Transfer 81444, NSW Land & Property Information.

DP1243

YULE'S ESTATE
MARRICKVILLE
Parish of Petersham

1243

Part of 700ac. Grant to Thomas Moore 1st October 1803.

COPY MADE C.H.P.
EXAMINED M.P. 3.6.95

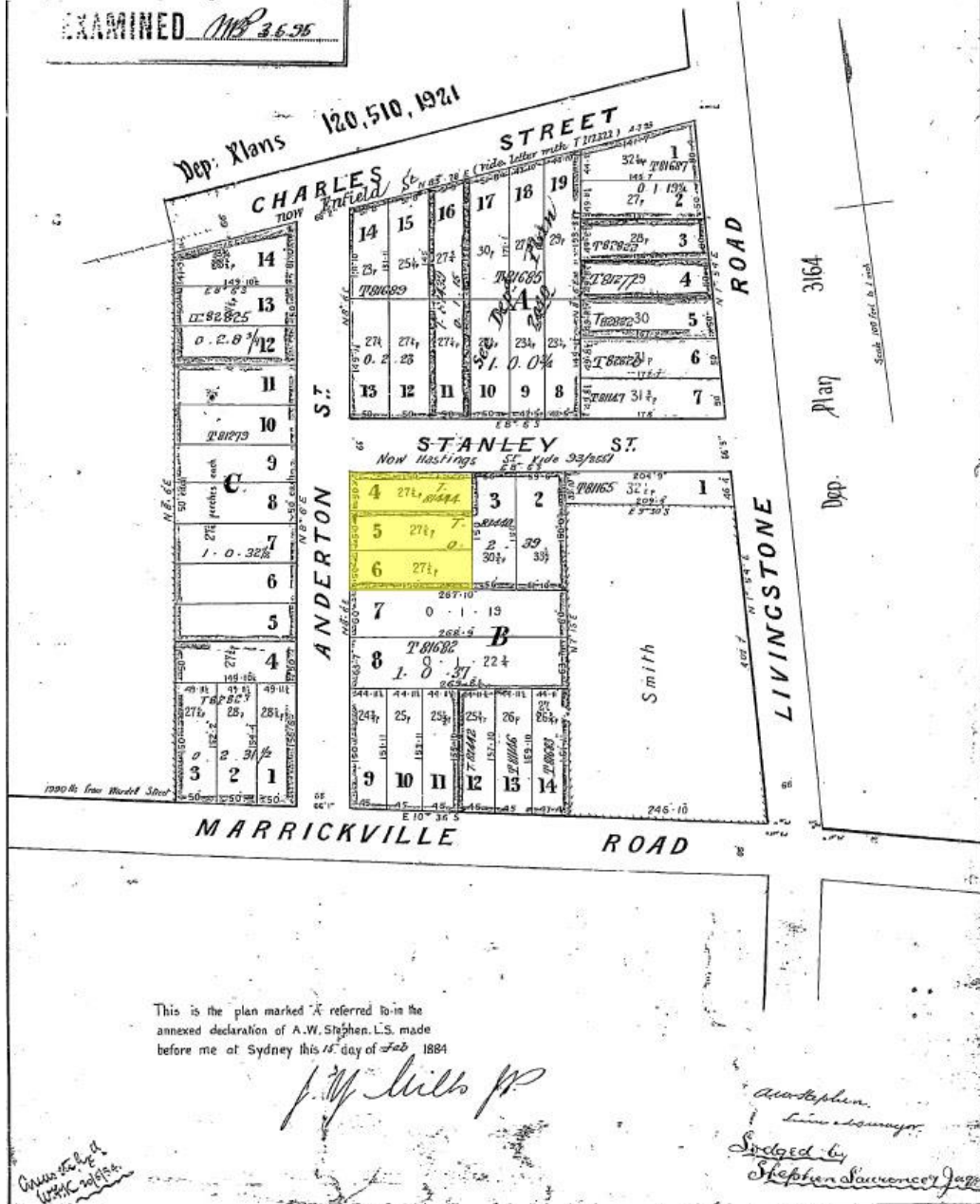


Figure 5 — DP 1243, Yule's Estate Marrickville, 1884. Lots 4-6 prior to re-subdivision and alignment to Hastings Street shaded yellow. (Source; NSW Land & Property Information)

William Moncur and James Moncur, both of Marrickville, brickmaker and gardener respectively, purchased Lots 2, 3, 5 and 6 of Section B of Yule's Estate in June 1884 for the sum of £538/15.⁵ They subsequently sold Lots 5 and 6 to William John Finneran of Marrickville, builder in June 1886.⁶

Finneran, now the owner of Lots 4, 5 and 6 of Section B, was declared insolvent and his estate was sequestered in November 1887. Thereafter, his property was conveyed by application to his assignee Edward Milner Stephen in July 1888. The following year, Stephen transferred the subject allotments to Alfred Edmund Jaques and Consett Stephen, mortgagees of the property.⁷

Jaques and Stephen re-subdivided the three allotments into four allotments to front Stanley Street (later renamed Hastings Street) instead of Anderton Street as previously aligned. It is possible that under the bankruptcy arrangement Jaques and Stephen contracted Finneran to erect the four houses on the allotments. It is possible the houses were erected prior to his bankruptcy. The cottages were given botanical names ("Rose", "Daphne", "Fern" and "Camelia" – Nos 16-22 respectively) possibly inspired by their close proximity to J Graham's Lilydale Nursery.

The four allotments arising from the re-subdivision of Lots 4, 5 and 6 of Section B of Yules Estate comprise the study site and a more detailed history of the individual houses is presented below.

2.3.1 16 Hastings Street ("Rose")

Jaques and Stephen sold part of the re-subdivision of Lots 4 - 6 Section B of DP 1243 (comprising 20 perches) in February 1890 to Ebenezer Samuel Thiselton of Marrickville, mercantile clerk.

He is first listed in the Sands Directory in Stanley Street in 1890 in a house called "Rose" wherein he is described as a warehouseman. The earliest surviving rate book to mention the property, 1896-7, names E Thistleton as the owner of a cottage valued at £55. In August 1898, "Rose Cottage" was advertised for sale for the sum of £450 by Marshall and Dempster as follows:

*A compact cottage home in a first-class, healthy position, 5 rooms, slate roof, hall through centre, kitchen, bathroom (hot and cold), laundry, land 36 x 131 feet, Torrens.*⁸

The house did not sell. The following year, Thistleton appears to have defaulted on his mortgage whereupon the property was sold to Agnes Fawn. Thistleton lived in the subject residence until 1892 where after it was occupied by William Hills. Fawn and Hills are named the owner and occupier respectively of "Rose" in the surviving rate book for 1905-06 and 1907-08. In 1915, Agnes Fawn conveyed a power of attorney over the property to The Public Trustee.

⁵ Memorandum of Transfer 81440, NSW Land & Property Information.

⁶ Certificate of Title Vol 792 Fol 222, NSW Land & Property Information.

⁷ Ibid, also Certificate of Title Vol 706 Fol 123, NSW Land & Property Information.

⁸ "Rose Cottage", *Sydney Morning Herald*, 13 August 1898, p3.

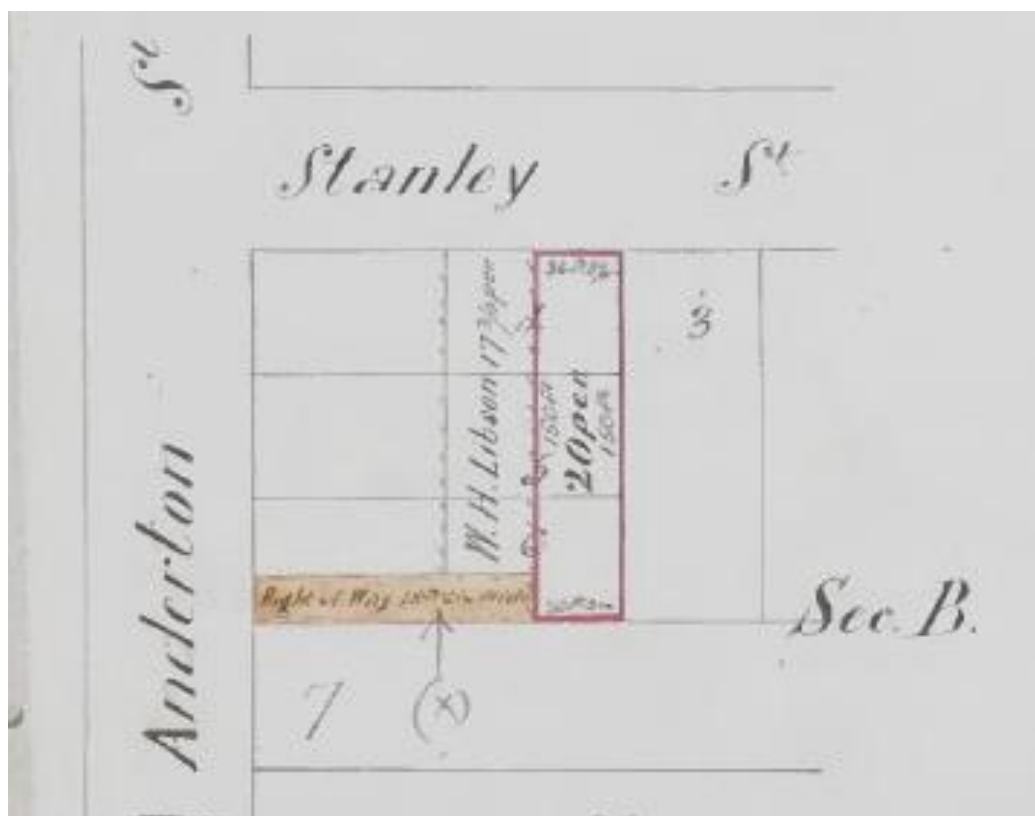


Figure 6 — Block plan accompanying Certificate of Title Vol 960 Fol 120. (Source: NSW Land & Property Information)

In September 1920, a lease of the property to “William Hills, of Hastings Street, Marrickville, District Registrar of Births, Deaths & Marriages” was registered on the Certificate of Title. The house was also occupied by Nurse Marie Hills. They appear to have vacated 16 Hastings Street by 1932-33 and the residence is occupied subsequently by Charles Gardiner.

In March 1934, Agnes Fawn transferred 16 Hastings Street to Rowland Wesley Small of Sydney, medical practitioner, and his wife, Mabel Small. Two years later, they conveyed same to Jessie Turnbull Bell of Erskineville, widow. She is named as the owner in the 1937 Rate Book and is described as comprising cottage and garage valued at £290 (unimproved capital value - UCV), £875 (improved capital value - ICV) and £76 (annual assessed value - AAV). She is listed at “18 Hastings Street” in the 1943 and 1949 electoral rolls, alongside Stella and Richard George Bell. It is not known who occupied the residence at this period.

Carmelo Salanito of Marrickville, machinist, and Giuseppina Salanito, his wife, became registered proprietors of the site in January 1961. Pasquale Punturiero of Marrickville, bricklayer, purchased the property the following year.⁹ He is accordingly named the owner of 16 Hastings Street in the valuation books of 1964, 1969 and 1984. He was also named as the occupant of the residence. In 1964 the UCV, ICV and AAV for the property were respectively, \$3,800,

⁹ Certificate of Title Vol 960 Fol 120, NSW Land & Property Information.

\$10,400 and \$1,030. He, Frank and Marianna Punturiero are listed at 16 Hastings Street in the 1963 electoral roll, thus confirming the family occupation of this property. Following his death, the property passed by transmission in April 1990 to Marianna Punturiero.

2.3.2 18 Hastings Street (“Daphne”)

In November 1889, William Hayes Sibson of the City of Sydney, clerk, purchased part of Lots 4/6 of Section B of DP 1243 which comprised 17¾ perches of land.

In the 1891 Sands Directory, Sibson is described as a warehouseman. Following his death that same year, the property was advertised for auction sale on 29 January 1891 as a “double fronted cottage...containing drawing and dining rooms, 3 bedrooms, bathroom, pantry, kitchen, laundry, and usual outhouses, water and gas laid on”.¹⁰ This auction followed on immediately from the auction sale of the “superior household furniture” contained in “Daphne”.

Mortgagees, Jaques and Stephen, exercised power of sale of the property in December 1892 to William Alexander of Sydney, clerk.¹¹ Alexander is named the owner of a cottage in Hastings Street in the 1895-6 Marrickville Council Rate Book (the first surviving such record to list the property). The annual value of the cottage was £55. Alexander lived here until 1935 when he sold the property to Richard George Bell of Erskineville, master plumber.¹² The property values fluctuate widely in the period of Alexander’s ownership and occupation of 18 Hastings Street. In 1937, the UCV ICV and AAV were respectively £296, £900 and £76.

Richard George Bell, Jessie Turnbull Bell and Stella Bell are listed at 18 Hastings Street in the 1943 and 1949 electoral rolls. Bell sold the property in 1951 to Guiseppe Portelli of Marrickville, fruiterer, and Maria Portelli, his wife, as joint tenants.

Maria Portelli became the sole proprietor in mid-1987 by notice of death of her husband, Guiseppe.¹³ Following her death, the property passed by transmission in March 2000 to Anthony Merlino and Christopher Merlino as joint tenants.

¹⁰ *Sydney Morning Herald*, 29 January 1891, p3.

¹¹ Certificate of Title Vol 947 Fol 28, NSW Land & Property Information.

¹² Ibid.

¹³ Certificate of Title Vol 947 Fol 28, NSW Land & Property Information.

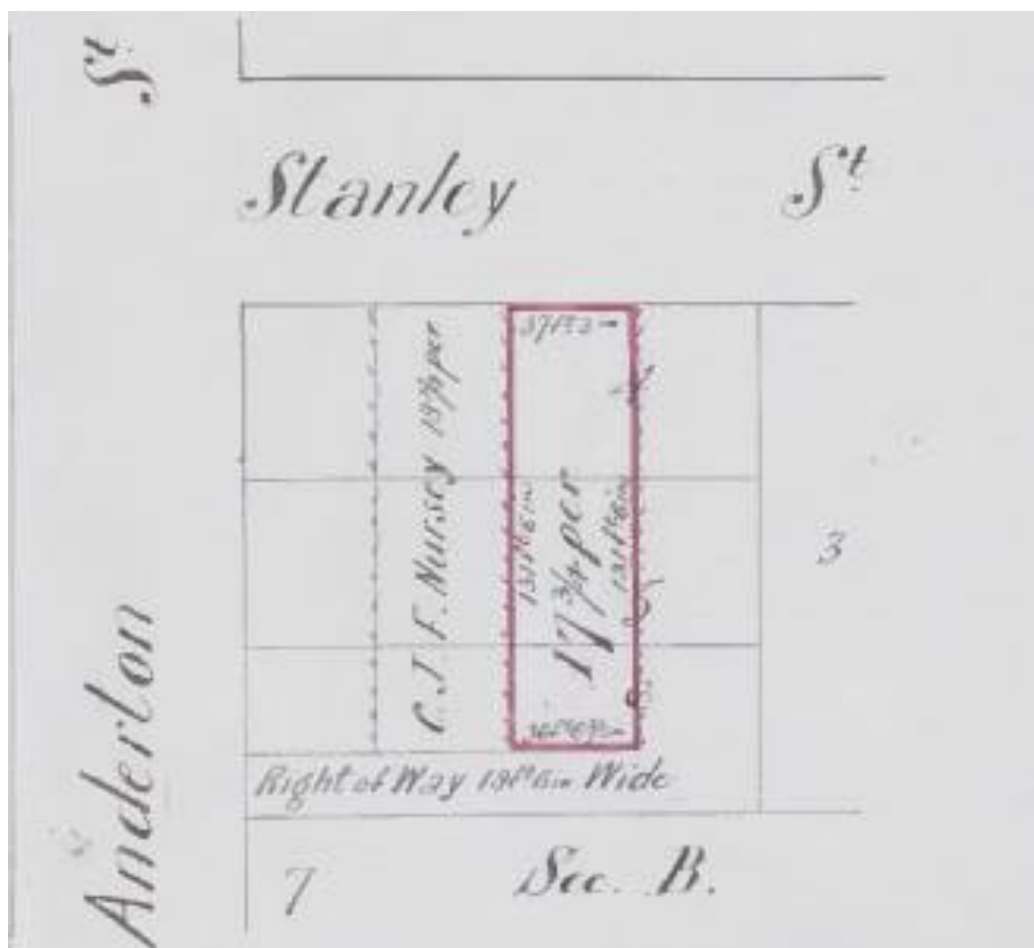


Figure 7 — Block plan accompanying Certificate of Title Vol 947 Fol 28. (Source: NSW Land & Property Information)

2.3.3 20 Hastings Street (“Fern”)

Charles John Fairfax Nursey, warehouseman of the City of Sydney, purchased part of Lots 4/6 of Section B comprising 18¾ perches in August 1889.¹⁴ Nursey is listed in the Sands Directory, commencing in 1890, in a house in Hastings Street called “Fern”. Nursey is listed at this property until 1922 whereupon he sold the property to Herbert Boulton Laverack, agent of Marrickville, and his wife, Lucy Elizabeth Laverack, as joint tenants in March 1922. Their ownership was short-lived. In June the same year, the property was conveyed to Annie Jane Madgwick. Richard C Madgwick is thereafter listed as the occupant of 20 Hastings Street in the Sands Directory until 1932-33, when it ceased publication. The Madgwick family, comprising Annie Jane, Richard Charlton, Richard Elston and Robert Bowden, are listed at 20 Hastings Street in the 1936 electoral roll (although not after that date).

The property changed hands in 1937 to Amelia Margaret Greenaway. Less than two years later, she conveyed same to William Arthur Abbott and Sylvia Pearl Abbott.¹⁵ The change of ownership is noted in the 1937 Valuation Book. At this

¹⁴ Certificate of Title Vol 938 Fol 100, NSW Land & Property Information.

¹⁵ Ibid.

date, the cottage was valued at £304, £875 and £76 (UCV, ICV and AAV respectively). Both Greenaway and Abbott are named as occupants of the residence. Sylvia Abbott became the sole proprietor of the subject site in early 1947 and is named the owner and occupier in the 1949 valuation book.

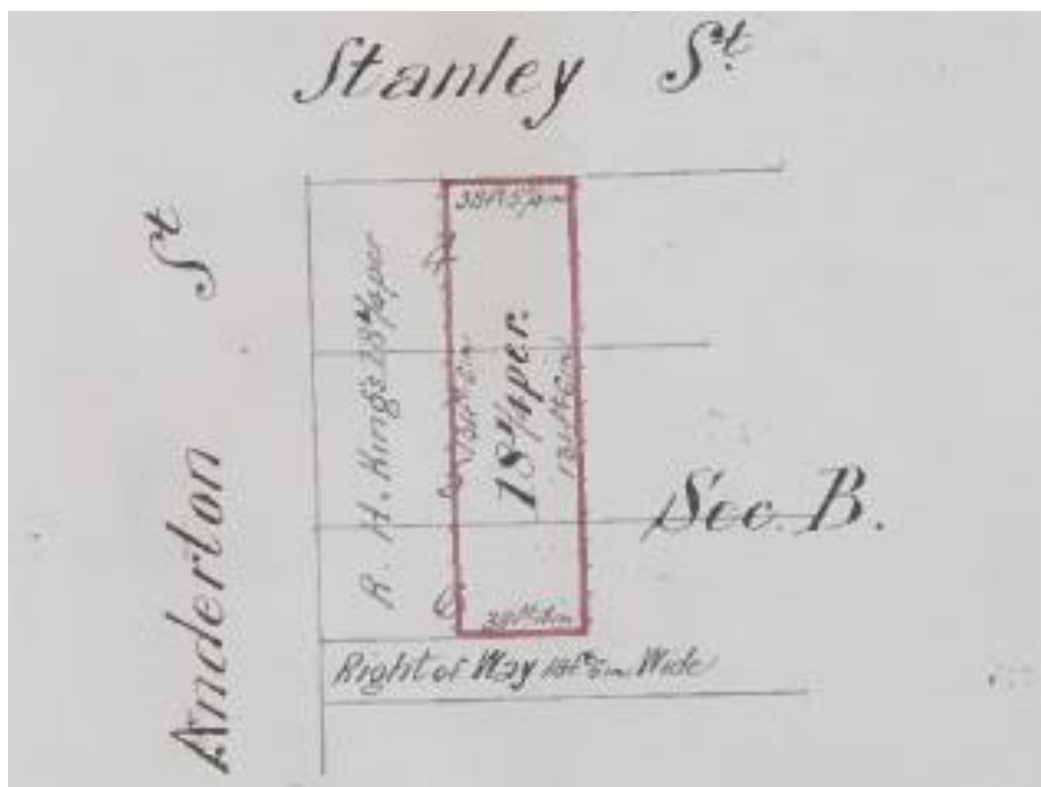


Figure 8 — Block plan accompanying Certificate of Title Vol 938 Fol 100. (Source: NSW Land & Property Information)

Abbott transferred the property to John Christopher Alfred Starr of Marrickville, clerk, and his wife, Mavis Veronica Starr, as tenants in common in mid-1953.¹⁶ Two years later, it changed hands to Barbara Lee Terry.¹⁷ She lived here almost two years until she sold 20 Hastings Street to David Dunn of Stanmore, taxi driver, in June 1957.¹⁸ In December 1957, the subject site was sold to George Touma of Marrickville, labourer, and his wife, Dalal Touma. They lived here thereafter and named the owner and occupier of the cottage in Marrickville Council valuation books. By 1955, the property value had risen to £635, £3,000 and £150 (UCV, ICV and AAV).

Following the death of George Touma, Dalal Touma became sole proprietor of the subject site by notice of death registered in November 1988.

¹⁶ Certificate of Title Vol 6685 Fol 138, NSW Land & Property Information.

¹⁷ Certificate of Title Vol 6685 Fols 138/39, NSW Land & Property Information.

¹⁸ Certificate of Title Vol 7301 Fol 124, NSW Land & Property Information.

2.3.4 22 Hastings Street (“Camellia” – later known as “Wandama” / “Ingelara” / “Ingclara”)

In August 1889, Peter Henry King, warehouseman of the City of Sydney, purchased part of Lots 4/6 of Section B of DP 1243, comprising 18¼ perches.¹⁹ RH King, draper, is listed in a house named “Camellia” in Stanley Street (renamed Hastings Street) in the 1890 Sands Directory. Following his death, the property passed by transmission to his widow, Mary Ann Sarah King, in the same year.²⁰ She simultaneously contracts with David Chenhall of Sydney, solicitor, to sell him the property. The sale is registered in August 1895.

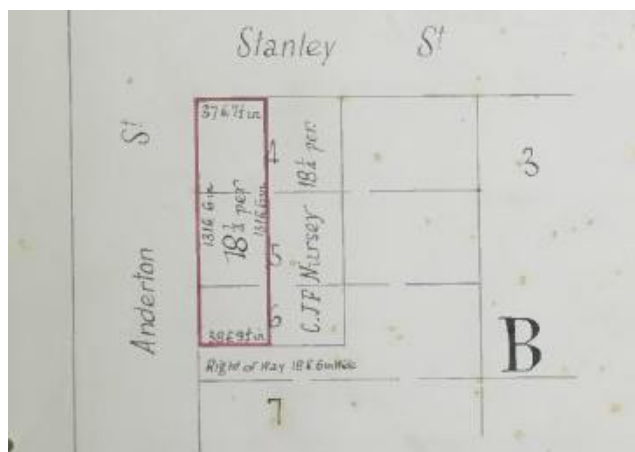


Figure 9 — Block plan accompanying Certificate of Title Vol 936 Fol 244. (Source: NSW Land & Property Information)

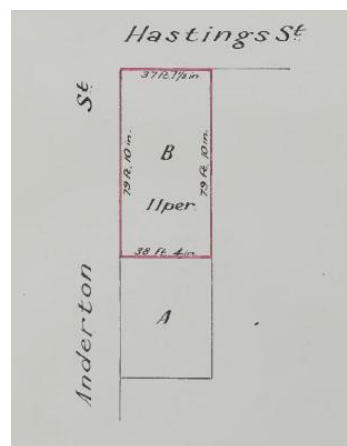


Figure 10 — Block plan accompanying Certificate of Title Vol 4915 Fol 125. (Source: NSW Land & Property Information)

The earliest surviving rate book to mention the property, 1896-7, names D Chenhall as the owner of a cottage valued at £55. He renamed the house “Wandama” at which address he is listed in the Sands Directory from 1896 to 1898. After he vacated the property, it was let to John Schlinke then William A Pettit. The residence was untenanted for part of 1899 when two men stole lead flashings from the roof.²¹ In 1902, Chenhall sold 22 Hastings Street to Joseph Booker of Sydney, financial agent. He leased the cottage, now known as “Ingelara” (also spelt “Ingclara”) to a succession of tenants, including SJ Eddy, William Wilkinson and Arthur Marsh.²²

Following Booker’s death, in 1915 the property passed by transmission to Edward Osborne Litchfield and Siegfried William Griffith, solicitor and accountant respectively, as trustees for the estate of the late Booker. In 1927, the property was vested in the Permanent Trustee Company of New South Wales.²³ The following year, they conveyed 22 Hastings Street to Sarah Louisa Jones of Stanmore, spinster. She relocated here soon after and is accordingly named as the occupier of the property in the Sands Directory to 1932/33 when

¹⁹ CT Vol 936 Fol 244, NSW Land & Property Information

²⁰ Ibid.

²¹ “Stripping a roof”, *Evening News*, 26 September 1899, p3.

²² *Sands Sydney and NSW Directory*, 1902-1928.

²³ Certificate of Title Vol 4273 Fol 246, NSW Land & Property Information.

it ceased publication. She is named as the owner of the cottage in the 1929 Marrickville Council valuation book when it is valued at £350, £1,050 and £82 (UCV, ICV and AAV). She and Arthur Michael Jones are listed in the 1930 and 1933 electoral rolls at 22 Hastings Street.

Following the death of Sarah Jones, the property passed by transmission in early 1934 to Arthur Michael Jones.²⁴ Three years later, he sold same to Alfred George Wildman of Marrickville, bricklayer and his wife, Daisy Wildman, as joint tenants.²⁵ Between 1929 and 1937, the description of the property in the valuation books changed from “cottage” to “2 flats”. By 1937, the Wildmans occupied 22 Hastings Street as they are listed here in the electoral roll. They subdivided the property into two allotments, A and B, whereupon 22 Hastings Street was located on Lot B, comprising 11 perches of land. The Wildmans erected a new house on Lot A (5 Anderton Street) and are listed there in the 1943 electoral roll. The occupancy of 22 Hastings Street is not known.

In 1952, following Daisy’s death, Alfred George Wildman became the sole registered proprietor of the subject site. He simultaneously conveyed same to Mary Jane Barraclough of Marrickville, widow. She and Bernard Barraclough are listed at 22 Hastings Street in the 1954 and 1958 electoral rolls. In 1958, Barraclough sold the property to Dorothy Maude Kelly of Chatswood, widow.²⁶ She leased the two flats. The 1969 valuation book describes 22 Hastings Street as dwelling units valued at \$6,000, \$13,500 and \$1,000 (UCV, ICV and AAV).

Christos Economos and Angela Jane Barclay became registered proprietors of the subject site in 1982 as tenants in common in equal half shares. They are named as the owner/occupant of the property in the 1984 rate book. Three years later, they sold the property to John Weingarh and Mary Anastasia Weingarh, as tenants in common. In 1989, John Weingarh became the sole owner by transfer registered 29 November.

²⁴ Ibid.

²⁵ Certificate of Title Vol 4915 Fol 125, NSW Land & Property Information.

²⁶ Ibid.

3.0 PHYSICAL EVIDENCE

3.1 Generally

The subject site comprises a group of four single-storey, free-standing residences located on individual sites, namely, Nos 16, 18, 20 and 22 Hastings Street, Marrickville. The group is located within a suburban block of Marrickville bounded by Hastings Street to the north, Livingstone Road to the east, Marrickville Road to the south and Anderton Street to the west. Hastings Street generally runs in an east-west direction. The group is located on the southern side of the street near the intersection of Anderton Street.

3.2 Setting and Physical Context

Hastings Street generally comprises single-storey, Federation period detached residences, setback from the street boundary line with front gardens. There are some later addition infill development of two storey. The street, with nature strip and concrete paving, is lined with native tree plantings dating to the 1970s. Residential development in Hastings Street is generally rendered masonry with terracotta roofs.



Figure 11 — View north on Hastings Street to Federation period cottages located opposite the subject group. The cottages contain original features including fence detailing with some alterations, additions and infills (Source: NBRSPARTNERS, January 2015)



Figure 12 — View to Hastings Street, southeast of the subject group, shows a late-twentieth century, two-storey residence constructed on the site adjoining No 16 Hastings Street (Source: NBRSPARTNERS, January 2015)



Figure 13 — View looking west along Hastings Street to the Inter-War free-standing dwellings along Anderton Street (Source: NBRS+PARTNERS, January 2015)

3.3 Description of the Cottage Group

Constructed in 1889, the Victorian period free-standing cottages form a group of four. The single-storey cottages have loadbearing, rendered and painted brick walls. The cottages are set back from the street boundary with front gardens. The symmetrical north elevations have a central front entry door with window on either side. A verandah is located across the front elevation. The four cottages have half-hipped roofs with decorative “traceries” timber bargeboards. The original slate roofs have been replaced with terracotta tiles of different origins. The original verandah roofing material has been altered on all the cottages. Nos 16 and 22 Hastings Street have bull-nosed corrugated verandah roofs, which is possibly the original verandah roof shape.

The original cast-iron verandah posts with decorative fringes and brackets have been retained at Nos 16, 18 and 22 Hastings Street. The original verandah posts have been removed from No 20 Hastings Street. The original verandah flooring is not extant. The four cottages have replaced on the roofs of the cottages. The chimneys were probably removed when the slate roofs were replaced with terracotta tiles.

No 20 Hastings Street has lost many original features and building elements. Aluminium windows have replaced the original timber-framed French doors / double-hung sash windows. Due to the height of the solid brick fence to No 22 Hastings Street, together with the closed timber shutters, the author was unable to determine the extent of original material associated with this cottage. In addition, the interiors of the cottages were not inspected.

The following figures and captions describe the four free-standing cottages.



Figure 14 — View southwest along Hastings Street to the subject group of free-standing cottages from left to right – Nos 18, 20 and 22. All cottages have been altered, in particular the roofs, street-facing window openings and fence design (Source: NBRSPARTNERS, January 2015)



Figure 15 — View to No 16 Hastings Street showing the bullnose verandah roof in corrugated metal and the original fence elements. The original windows have been replaced with timber-framed French doors. The original slate roof has been replaced with grey terracotta tiles (Source: NBRSPARTNERS, January 2015)



Figure 16 — View to No 16 Hastings Street showing fence and front garden (Source: NBRSPARTNERS, January 2015)



Figure 17 — View to No 16 Hastings Street showing the timber-framed front door with fanlight over, French doors with fanlights over appear to replace the original full-height timber-framed sash windows to rooms either side of the central hall (Source: NBRSPARTNERS, January 2015)



Figure 18 — View to No 18 Hastings Street showing the substantially intact main elevation - timber-framed front door with fanlight over, full-height timber-framed sash windows with shutters to rooms either side of the central hall and cast iron verandah elements. The fence has been replaced with a sympathetic palisade design. The verandah roof has been altered with the introduction of terracotta tiling (Source: NBRS+PARTNERS, January 2015)



Figure 19 — View to No 18 Hastings Street. The verandah flooring has been altered with the introduction of glazed flooring tiles (Source: NBRS+PARTNERS, January 2015)



Figure 20 — View to No 20 Hastings Street showing a cottage with substantial alterations. The original timber-framed windows have been removed, opening partially infilled and aluminium windows installed. Later addition terracotta roofing tiles have been extended to incorporate the verandah. The cast-iron verandah posts and decorative filigree have been removed and glazed flooring tiles added. The original front fence has been replaced with an Inter-War facebrick fence (Source: NBRS+PARTNERS, January 2015)



Figure 21 — View to No 22 Hastings Street, showing the cottage located on the corner of Anderton Street. The closed shutters prevent inspection to determine whether original timber-framed windows are extant. The bull-nosed verandah roof has been retained, original cast-iron verandah posts and decorative filigree are retained. The tall late-twentieth century painted face brick fence obscures views to the property (Source: NBRS+PARTNERS, January 2015)



Figure 22 — View to No 22 Hastings Street from Anderton Street showing the profile of the half-hipped roof with decorative timber bargeboard (Source: NBRSPARTNERS, January 2015)

3.4 Designer, Builders and Architectural Style

The architect and builder of the four cottages are unknown. However, the four cottages appear to have been constructed at the same time.

While there is no documentation to verify this as fact, it seems likely the four cottages, located at 16-22 Hastings Street, Marrickville, were built between 1888 and 1889 as speculative sites while under the ownership of mortgagees, Jaques and Stephen. The four cottages were designed in a restrained version of the Victorian Filigree style with some minor Gothic embellishments.

3.5 Victorian Filigree Style

The predominantly Victorian Filigree style is an extension and embellishment of the Old Colonial Georgian style. The external characteristics of the Victorian Filigree style include masonry forms, usually embellished with classical, medieval or Italianate detailing. The façade is often concealed by decorative filigree and is divided into bays by slender iron columns. While filigree is usually of cast iron, wrought and timber are also used. The most important cast-iron components were associated with the veranda – posts in the form of fine classical columns, balustrades, friezes, brackets and fringes. This style was popular in the prosperous 1870s and 1880s when speculative builders constructed this popular style of building.

There are a number of fine examples of the Victorian Filigree style residences located in the Marrickville area and listed as heritage items. They include the following single and two-storey dwellings:

- **3 Esk Street, Marrickville** – a free-standing single-storey rendered brick house in the Victorian Filigree style, with a hipped slate roof and a bull nosed corrugated steel roofed verandah. The front verandah features decorative fluted cast iron posts and a decorative cast iron frieze. There are four rendered brick chimneys with corbels and tall glazed terracotta chimney pots. The façade features a central timber

panelled glazed front door with semi-circular arched fanlight above, flanked by pairs of timber framed double hung windows with semi-circular arched heads. The windows feature stucco moulded sills with decorative stucco brackets. The house is setback from the street, with a small front garden, behind a timber picket front fence. There is a driveway on the southern side of the house.

- **No 211 Illawarra Road, Marrickville** - a freestanding two storey Victorian Filigree style house with rendered brick walls featuring elaborate stucco brackets, mouldings, keystones and imitation vermiculated quoins, and a gabled unglazed terracotta tiled roof. The gable ends feature timber fretwork bargeboards. The façade features a faceted bay window with a Juliet balcony above. The original slate roof has been replaced with unglazed terracotta;
- **81-95 Cavendish Street, Stanmore** (Denesthorpe Terrace - Victorian Filigree Semi-detached Houses) - a group of houses constructed circa 1880 by local bricklayer/builder George Allum & Robert Allum. Evidence of small-scale speculative building within the Marrickville area in the late 19th century. Of aesthetic significance as an imposing group of four originally identical pairs of two storey Victorian Filigree semi-detached houses, unusual for the manner in which the pairs of houses are designed with roofs stepping down the slope of the street. Representative examples of the Victorian Filigree style.
- **21-23 Marshall Street, Petersham** (Valetta) – a fine two-storey, freestanding Victorian Filigree style villa with historical significance as a property which is evocative of the high standard of living on the 1885 Stanmore Hill Estate, on the higher land in the area in the late 19th century. The house has historical association with merchant Hermann (or Herman) Ahronson (store owner), for whom the house was constructed in 1887. Of aesthetic significance as a fine representative blend of the Victorian Italianate and Victorian Filigree styles.
- **78-86 Cavendish Street, Stanmore** - a group of two-storey houses constructed in 1890-1892 by local builder, Crawford Easdale, has historical significance as evidence of small-scale speculative building within the Marrickville area in the late 19th century. Of aesthetic significance as an imposing group of five identical freestanding Victorian Italianate/Victorian Filigree style villas. Representative examples of the Victorian Filigree style.

3.6 Victorian Rustic Gothic Style

The Victorian Rustic Gothic is a domestic style associated with the picturesque and romantic. The style generally has a prominent gable and decorative or 'traceried' bargeboard with slate or shingle roof. The half-hipped roof depicted in the cottages at Nos 16, 18, 20 and 22 Hastings Street, Marrickville, are not typical elements of this style.

3.7 Heritage Items in Close Proximity

The subject site is located within an area of Marrickville where there are no heritage items in the immediate area and not within the visual catchment. In addition, there is no conservation area located in close proximity (see Figure 23).



Figure 23 — Extract from Marrickville LEP 2011 Heritage Map showing the subject site is not located within the visual catchment of any heritage items or conservation areas (Source: Marrickville LEP 2011, Heritage Map, Sheet HER_004)

4.0 ANALYSIS OF CULTURAL HERITAGE SIGNIFICANCE

4.1 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.

4.2 Assessment of Cultural Significance

4.2.1 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 subject site formed part of a 700 acre grant of 1803, to Thomas Moore and later became Yule’s Estate, Marrickville. In 1884, the estate was subdivided for auction. The construction of the four cottages located at Nos 16, 18, 20 and 22 Hastings Street, Marrickville, has associations with the subdivision patterns and development of the suburb of Marrickville in the last decades of the nineteenth century. In the late-1880s and early-1890s, land was purchased in the Marrickville area by a variety of working class and semi-professional groups, including builders, warehouse merchants and plumbers.
- This was a period of speculative land purchases, residential building, boom and bust – part of Sydney’s 1890s depression period. The subject site is representative of suburban development in Sydney during that period. Other cottages within Hastings Street are associated with the late-nineteenth century suburban development of the local area, although there are no other speculative residential groups. This historic significance does not reach the threshold for historic significance.
- Prior to the construction of the four cottages known as “Rose” (No 16), “Daphne” (No 18), “Fern” (No 20) and “Camelia” (No 22), no development existed on the site of “Yule’s Estate”.

The group of four cottages at Nos 16-22 Hastings Street, Marrickville, does not fulfil the criterion for historical evolution.

4.2.2 Criterion (b) Historical Associations

An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local 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.

- The group of single-storey freestanding cottages located at Nos 16-22 Hastings Street, Marrickville, have no associations with people or events of historical importance.
- Jaques and Stephen, was a major Mortgagee company responsible for the re-subdivision of the blocks of land of the subject site. It seems likely the mortgagees, Jaques and Stephen, was also responsible for the construction of the four cottages on the subdivision, all designed in an identical manner. The business of Jaques and Stephen was associated with conveyancing, mortgaging, renting and selling real estates. The development of the subject site and construction of the group of four cottages at Nos 16-22 Hastings Street, Marrickville, forms part of that

business. The association is not remarkable. Jaques and Stephen went on to become the legal practice of Stephen Jaques & Stephen, now known as King & Wood Mallesons (KWM), one of Australia's leading legal practices.

The group of four cottages at Nos 16-22 Hastings Street, Marrickville, does not fulfil the criterion for historical associations.

4.2.3 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.

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.

- Historical research has identified neither the designer nor the builder of the group of cottages.
- The cottages are not aesthetically distinctive, however, their recognition as a group of four single-storey Victorian Filigree style cottages is unusual within the local streetscape and within the local government area. The group would not be considered distinctive enough to warrant identifying them as an intact group of cottages.
- The group of cottages do not demonstrate creative or technical excellence, innovation or achievement. The half-hipped roof with decorative timber bargeboards provides an unusual element within the streetscape.
- There have been a number of modifications to the four cottages, in particular the removal of the original slate roofs, chimneys and alterations to verandah and window configurations. Despite these modifications, the cottages read as a group and there is an opportunity for original features to be reinstated as part of future works.

The group of four cottages at Nos 16-22 Hastings Street, Marrickville, does not fulfil the criterion for aesthetic values.

4.2.4 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.

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.

- The group of four cottages at Nos 16-22 Hastings Street, Marrickville, is not listed as a heritage item on the *Marrickville LEP 2011*, or located within a conservation area. Heritage consultants have identified the property as having potential heritage significance and concern about the future of the site, including the possibility of demolition. To ascertain the special value a place might have to people at local community level requires community involvement. To date, no community group has stated the place is held in esteem for its cultural values and sense of identity. This indicates the property has limited potential for social values.

The group of four cottages at Nos 16-22 Hastings Street, Marrickville, does not fulfil the criterion for social value.

4.2.5 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.

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 group of four cottages at Nos 16-22 Hastings Street, Marrickville, is unlikely to provide any additional information about cottages designed in the Victorian Filigree style in Marrickville.
- Given there was no development on the subject site prior to the construction of the four cottages, there is unlikely to be archaeological remnants / potential on the site.

The group of four cottages at Nos 16-22 Hastings Street, Marrickville, does not fulfil the criterion for technical / research value.

4.2.6 Criterion (f) Rarity

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

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.

- There are numerous examples of groups of late Victorian Filigree style residential development in the Marrickville area.

The group of four cottages at Nos 16-22 Hastings Street, Marrickville, does not fulfil the criterion for rarity.

4.2.7 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.

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, significant process, design, technique or activity. • 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"> • Is a poor example of its type. • Does not include or has lost the range of characteristics of a type. • Does not represent well the characteristics that make up a significant variation of a type.

- While there are a number of groups of two-storey Victorian Filigree style dwellings in the Marrickville local government area, there are few single-

storey cottage examples in that style and built as a speculative group. Nevertheless, the cottage group is not a fine intact example of that style or type, nor does the group have the principal characteristics of style.

- The group of four cottages at Nos 16-22 Hastings Street, Marrickville, is unlikely to provide any additional information about single-storey cottages designed in the Victorian Filigree style in the Marrickville local government area.

The group of four cottages at Nos 16-22 Hastings Street, Marrickville, does not fulfil the criterion for representativeness.

4.3 Statement of Cultural Heritage Significance

The four single-storey cottages at Nos 16, 18, 20 and 22 Hastings Street, Marrickville, were built as an identical group and form part of the Yule's Estate subdivision and suburban development of Marrickville in the 1880s and 1890s. This historic association is insufficient to meet the threshold for listing as heritage items either individually or as a group.

5.0 RECOMMENDATIONS

1. The group of single-storey cottages at Nos 16, 18, 20 and 22 Hastings Street, Marrickville, do not meet the threshold for listing as heritage items on the *Marrickville Local Environmental Plan 2011*, Schedule 5 Environmental heritage.

6.0 APPENDICES

Appendix A — Land Titles Information

Certificate of Title Vol 164 Fol 4 (lots 6 & 7 Sec A of Priddle and Macarthurs Subdivision of No 1B of the Petersham Estate)	1873	Charles Bampffield Yule of Cornwall, England, Post Captain in Her Majestys Navy
	1881	Application by transmission MDCXLI, to Jane Elizabeth Margaret Emma Yule of Cornwall, England, and Fanny Alexandrina Augusta Chard and William Wheaton Chard of Bellary, India
	1884	No 70469 Decree empowering Henry Edward Augustus Allan to transfer and deal with land
	1884	Transfer 81440, William Moncur, brickmaker and James Moncur, gardener, both of Marrickville of Lots 2, 3, 5 & 6 Sec B of Yules Estate (DP1243)
	1884	Transfer 81444, Henry Young of Lot 4 Sec B of Yules Estate (DP1243)
Certificate of Title Vol 706 Fol 123 (Lot 4 Sec B Yules Estate – DP 1243)	1886	Transfer 106682, Henry Young of the City of Sydney, carpenter to William John Finneran of Marrickville, builder
	1888	Application by an assignee IVMCCXXV, Edward Milner Stephen of estate of William John Finneran
	1888	Transfer 140295, Edward Milner Stephen to Alfred Edmund Jacques and Alfred Consett Stephen , of the mortgages
	1889	Transfer 143443, Jaques and Stephen to Charles John Fairfax Nursey of City of Sydney, warehouseman (of part)
	1889	Transfer 153445, Jaques and Stephen to Robert Henry King (of part)
	1889	Transfer 156540, Jaques and Stephen to William Hayes Simpson (of part)
	1889	Transfer 159957, Jaques and Stephen to Ebenezer Samuel Thistleton (of part)
Certificates of Title Vol 706 Fols 185/186 (Lots 2, 3, 5 & 6 Sec B Yules Estate – DP 1243)	1886	Transfer 108072, William and James Moncur (tenants in common) to William John Finneran of Lots 5 & 6 Sec B DP 1243
Certificate of Title Vol 792 Fol 222 (Lots 5 & 6 Sec B Yules Estate – DP 1243)	1888	Application by an assignee IVMCCXXV, Edward Milner Stephen of estate of William John Finneran
	1889	Transfer 143443, Jaques and Stephen to Charles John Fairfax Nursey (of part)
	1889	Transfer 153445, Jaques and Stephen to Robert Henry King (of part)
	1889	Transfer 156540, Jaques and Stephen to William Hayes Simpson (of part)
	1889	Transfer 159957, Jaques and Stephen to Ebenezer Samuel Thistleton (of part)

16 Hastings Street – ‘Rose’

Certificate of Title Vol 960 Fol 120	Ebenezer Samuel Thistleton of Marrickville, mercantile clerk, 26 February 1890 (part of Lots 4, 5 & 6 Sec B DP 1243)	
	1899	Transfer 289620, Septimus Alfred Stephen of Sydney, solicitor and Frederick Illingworth Knight Harrison of Sydney, esquire mortgagees exercising power of sale to Agnes Fawn, wife of Alfred Edward Fawn of Dulwich Hill, commercial traveller, with a power of attorney
	1921	Lease A622558, Agnes Fawn to William Hills of Hastings Street Marrickville, District Registrar of Births Deaths & Marriages
	1934	Transfer C301946, Agnes Fawn to Rowland Wesley Small, of Sydney, medical practitioner and Mabel Small, his wife, as joint tenants.
	1936	Transfer C436777, Rowland Wesley Small and Mabel Small to Jessie Turnbull Bell of Erskineville, widow
	1961	Transfer H716596, Jessie Turnbull Bell to Carmelo Salanitro of Marrickville, machinist and Guiseppina Salanitro, his wife, as joint tenants
	1962	Transfer J14520, Carmelo Salanitro and Guiseppina Salanitro to Pasquale Punturiero of Marrickville, bricklayer
	1990	Application by Transmission Y934551, Marianna Punturiero

18 Hastings Street – ‘Daphne’

Certificate of Title Vol 947 Fol 28	William Hayes Sibson of the City of Sydney, clerk, 2 November 1889 (part of Lots 4, 5 and 6 Sec b DP 1243)	
	1892	Transfer 204724, Albert Edmund Jaques and Alfred Consett Stephen, mortgagees exercising power of sale to William Alexander of Sydney, clerk
	1935	Transfer C349522, William Alexander to Richard George Bell of Erskineville, master plumber
	1951	Transfer F455789, Richard George Bell to Guiseppe Portelli of Marrickville, fruiterer and Maria Portella, his wife, as joint tenants
	2000	Application by Transmission 6632883, Anthony Merlino and Christopher Merlino as joint tenants

20 Hastings Street – ‘Fern’

Certificate of Title Vol 938 Fol 100	Charles John Fairfax Nursey of the City of Sydney, warehouseman, 27 August 1889 (part of lots 4, 5 & 6 Sec B DP 1243)	
	1922	Transfer A818789, Charles John Fairfax Nursey to Herbert Boulton Laverack of Marrickville, agent and Lucy Elizabeth Laverack, his wife as joint tenants
	1922	Transfer 829852 , Herbert Boulton Laverack and Lucy Elizabeth Laverack to Annie Jane Madgwick, wife of Richard Charlton Madgwick of North Sydney
	1937	Transfer C567132m Madgwick to Amelia Margaret Greenaway, wife of William Greenaway of Marrickville, retired farmer
	1939	Transfer C785669, Greenaway to William Arthur Abbott of Newtown, textile worker and Sylvia Pearl Eliza Abbott, his wife, as joint tenants
	1941	Transfer D641896, William Arthur Abbott and Sylvia Eliza Abbott to Sylvia Pearl Eliza Abbott
	1953	Transfer T858378, Abbott to John Christopher Starr of Marrickville, clerk and Mavis Veronica Starr of Marrickville, spinster, as tenants in common
Certificate of Title Vol 6685 Fol 138	John Christopher Starr of Marrickville, clerk, 6 July 1953 (part of Lots 4, 5 & 6 Sec B DP 1243)	
	1955	Transfer C673590, John Christopher Starr to Barbara Lee Terry
Certificate of Title Vol 7301 Fol 124	Barbara Lee Terry of Marrickville, spinster, 6 June 1957	
	1957	Transfer G835180, Barbara Lee Terry to David Dunn of Stanmore, taxi driver
	1957	Transfer G867156, David Dunn to George Touma of Marrickville, labourer and Dalal Touma, his wife
	1988	Transfer X877978 by Notice of Death, Dalal Touma

22 Hastings Street – ‘Camelia/Wandama/Ingelara’

Certificate of Title Vol 936 Fol 244	Robert Henry King of the City of Sydney, warehouseman, 24 August 1889	
	(part of lots 4, 5 & 6 Sec B DP 1243)	
	1895	Application by Transmission 8358, Mary Ann Sarah King of Marrickville, widow
	1895	Transfer 24195, Mary Ann Sarah King to David Chenhall of Sydney, solicitor
	1902	Transfer 349921, Chenhall to Joseph Booker of Sydney, financial agent
1915	Application by Transmission A162582, Edward Osborne Litchfield of Sydney, solicitor and Siegfried William Griffith of Sydney, public accountant	
Certificate of Title Vol 4273 Fol 246	Edward Osborne Litchfield of Sydney, solicitor and Siegfried William Griffith of Sydney, public accountant, 6 May 1929	
	(part of lots 4, 5 & 6 Sec B DP 1243)	
	1929	Vesting Order B817427, The Permanent Trustee Company of New South Wales Limited
	1929	Transfer B878157, The Permanent Trustee Company of New South Wales Limited to Sarah Louisa Jones of Stanmore, spinster
	1934	Application by Transmission C230901, Arthur Michael Jones of Marrickville, gentleman
1937	Transfer C528671, Arthur Michael Jones to George Wildman of Marrickville, bricklayer and Daisy Wildman, his wife, as joint tenants	
Certificate of Title Vol 4915 Fol 125	Arthur Michael Jones to George Wildman of Marrickville, bricklayer and Daisy Wildman, his wife, 9 March 1938	
	(part of Lots 4, 5 & 6 Sec B DP 1243)	
	1942	Notice of Death F661030 of Daisy Wildman, Alfred George Wildman surviving joint tenant
	1953	Transfer F885243, Alfred George Wildman to Mary Jane Barraclough of Marrickville, widow
	1958	Transfer G920324, Mary Jane Barraclough to Dorothea Maude Kelly of Chatswood, widow
	1982	Transfer T208452, Christos Economos in ½ share and Angela Jane Barclay in ½ share, as tenants in common
	1985	Transfer V665535, Christos Economos and Angela Jane Barclay to John Weingarh and Mary Anastasia Weingarh as tenants in common in equal shares
	1989	Transfer Y731640, John Weingarh

Appendix B — Sands Directory Listings

Year	No 16	No 18	No 20	No 22
1890	Thistleton, ES, 'Rose'	Collette, George, postmaster, 'Daphne'	Nursey, Charles J, ironmonger, 'Fern'	King, RH, draper, 'Camelia'
1892	Thistleton, ES, 'Rose'	Alexander, W, 'Daphne'	Nursey, Charles J, ironmonger, 'Fern'	King, RH, draper, 'Camelia'
1894	Thistleton, ES, 'Rose'	Alexander, W, 'Daphne'	Nursey, Charles J, 'Fern'	King, RH, draper, 'Camelia'
1896	Thistleton, ES, 'Rose'	Alexander, W, 'Daphne'	Nursey, Charles J, 'Fern'	Grenhall, David, 'Wandama'
1898	Thistleton, ES, 'Rose'	Alexander, W, 'Daphne'	Nursey, Charles J, 'Fern'	Chenhall, David, solicitor
1900	Brown, John, 'Rose'	Alexander, W, 'Daphne'	Nursey, Charles J, 'Fern'	Schlinke, John, 'Ingelara'
1902	Trimble, Alexander, 'Rose'	Alexander, W, 'Daphne'	Nursey, Charles J, 'Fern'	Pettit, SJ, 'Ingelara'
1904	Hay, John, 'Rose'	Alexander, W, 'Daphne'	Nursey, Charles J, 'Fern'	Eddy, SJ, 'Ingelara'
1906	Hills, William, 'Rose'	Alexander, W, 'Daphne'	Nursey, Charles J, 'Fern'	Robson, Miss E, 'Ingelara'
1908	Hills, William, 'Rose'	Alexander, W, 'Daphne'	Nursey, Charles J, 'Fern'	Robson, Miss E, 'Ingelara' Wilkinson, William, 'Ingelara'
1910	Hills, William, 'Rose'	Alexander, W, 'Daphne'	Nursey, Charles J, 'Fern'	Wilkinson, William, 'Ingelara'
1912	Hills, William, 'Rose'	Alexander, W, 'Daphne'	Nursey, Charles J, 'Fern'	Wilkinson, William, 'Ingelara'
1914	Hills, William, 'Rose' Hills, Nurse E (A.T.N.A.), 'Rose'	Alexander, W, 'Daphne'	Nursey, Charles J, 'Fern'	Wilkinson, William, 'Ingelara'
1916	Hills, William, 'Rose' Hills, Nurse E (A.T.N.A.), 'Rose'	Alexander, William B, 'Daphne'	Nursey, Charles J, 'Fern'	Marsh, Arthur A, 'Ingelara'
1918	Hills, William, Hills, Nurse Marie	Alexander, William B	Nursey, Charles J	Marsh, Arthur E,
1920	Hills, William, Hills, Nurse Marie	Alexander, William B	Nursey, Charles J	Marsh, Arthur E,
1922	Hills, William, Hills, Nurse Marie	Alexander, William B	Nursey, Charles J	Marsh, Arthur E,
1924	Hills, William, Hills, Nurse Marie	Alexander, William B	Madgwick, Richard C	Marsh, Arthur E,
1926	Hills, William, Hills, Nurse Marie	Alexander, William B	Madgwick, Richard C	Marsh, Arthur E,

Sands Directory Listings (cont'd)

Year	No 16	No 18	No 20	No 22
1928	Hills, William, Hills, Nurse Marie	Alexander, William B	Madgwick, Richard C	Marsh, Arthur E,
1930	Hills, William, Hills, Nurse Marie	Alexander, William B	Madgwick, Richard C	Jones, Miss Sarah
1932/3	Gardiner, Charles	Alexander, William B	Madgwick, Richard C	Jones, Miss Sarah