



# HERITAGE ASSESSMENT

Marrickville Review - Potential Heritage Items

17 RAILWAY TERRACE  
LEWISHAM NSW 2049

28 May 2015  
FINAL

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**Document Issue:**

Heritage Assessment Draft	14 January 2015
Heritage Assessment Revised Draft	8 May 2015
Heritage Assessment Revised Draft	18 May 2015
Heritage Assessment Final	28 May 2015

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## 1.0 INTRODUCTION

### 1.1 Introduction

This Heritage Assessment for No 17 Railway Terrace, Lewisham, 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 subject site, identified as No 17 Railway Terrace, Lewisham, is located within a suburban block bounded by Railway Terrace to the north, West Street to the east, The Boulevard to the south and Hunter Street to the west. The subject site is located on the north-eastern corner of Railway Terrace and Hunter Street (see Figure 1, Figure 2 and Figure 3).

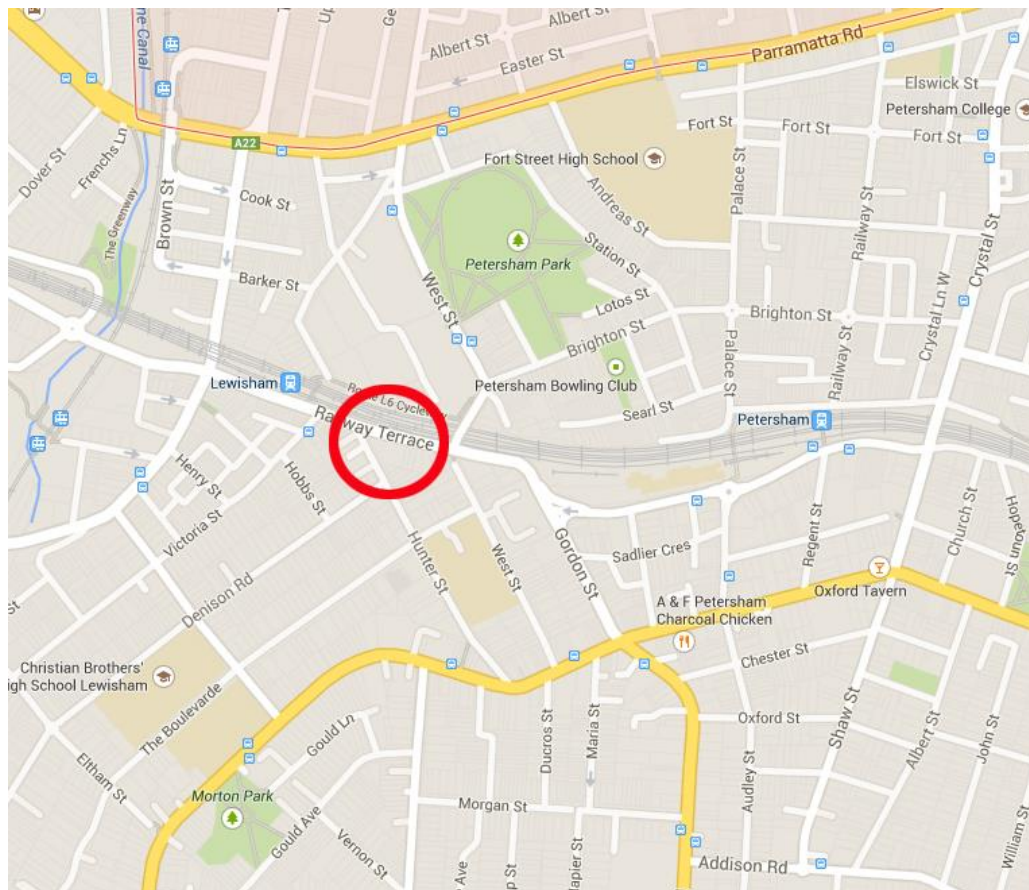


Figure 1 — Location of 17 Railway Terrace, Lewisham is circled and is shown within the context of the surrounding suburbs (Source: Google Maps)



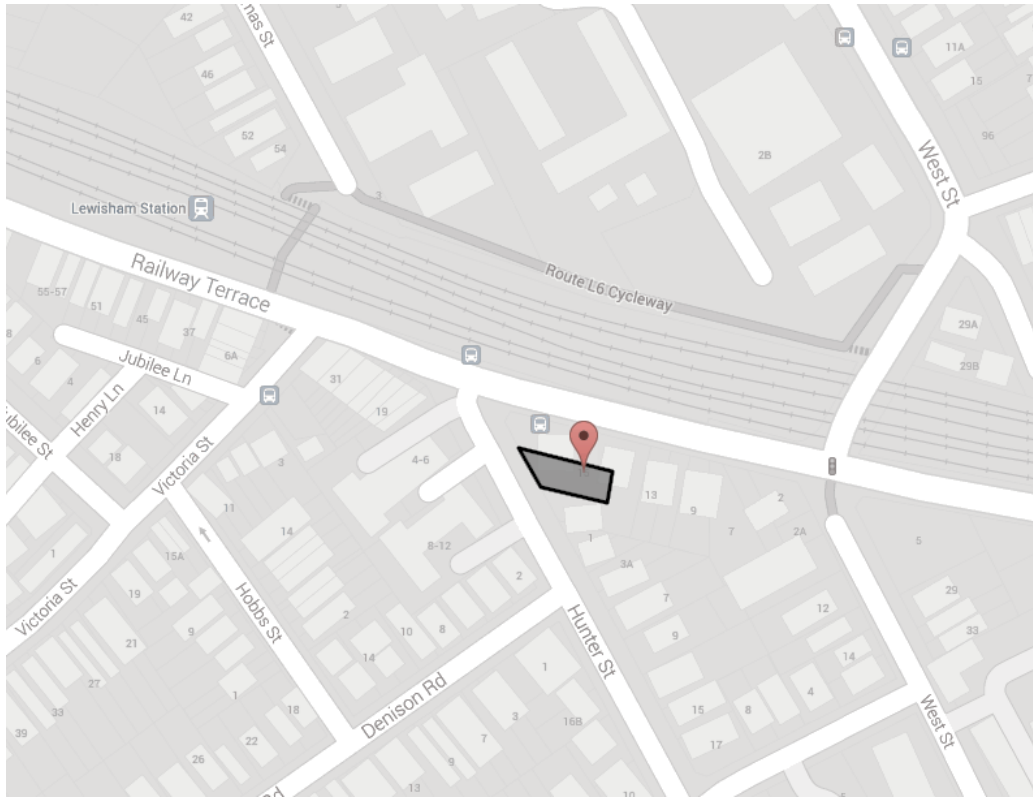


Figure 2 — The subject site, 17 Railway Terrace, Lewisham, is shown shaded and indicated by a red pointer (Source: NSW Government, Planning Viewer)



Figure 3 — Aerial view showing the location of the site (Source: NSW Land & Property Information, SIX Maps)

### 1.3 Study Objectives

No 17 Railway Terrace, Lewisham, was identified as a potential heritage item in a report, prepared by Paul Davies Pty Ltd, to review two Heritage Conservation Area boundaries in response to submissions received during the public exhibition of the draft Marrickville LEP, despite not being located within a Heritage Conservation Area. Whilst reviewing the boundaries of the Heritage Conservation Area (HCA 26: Lewisham Estate) the report concluded:

*Number 17 Railway Terrace (corner Hunter Street) should be considered a potential heritage item for future investigation, as this is a large Federation Queen Anne style residence, relatively intact, on a large landmark site, despite its location opposite modern 3-storey residential flat buildings detracting from its streetscape context*

This Heritage Assessment is intended to identify any heritage values associated with the site of No 17 Railway Terrace, Lewisham, in accordance with the standard assessment criteria and to determine the potential for listing the property as a heritage 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. 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 NBRSPARTNERS. The historic overview was prepared by Léonie Masson, Historian, also 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;
- Mitchell Library: State Library of NSW – Maps, Plans and Small Pictures File;
- NSW Land & Property Information;
- Sydney Water Archives; and
- Marrickville Council Archives.

## 2.0 DOCUMENTARY EVIDENCE

### 2.1 Pre European History

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. No evidence of Aboriginal occupation is identified within the boundaries of the subject site.

### 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 present day Petersham and Lewisham. 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% of the land in the area, they 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.

After European settlement, several land grants were given in the area. The largest, of 100 acres (40 hectares), was made in 1793 to John White, surgeon-general of the First Fleet. In 1810, a grant of 40 acres (16 hectares) was made to George Gambling, an emancipated convict. Gambling built a farmhouse on the bank of a small creek, which became known as Gambling Creek. These grants and several others later formed part of the Lewisham estate of Jacob Josephson, which was sold in the 1850s by his son.

Development was slow after the sale of the Lewisham estate. The area was still heavily timbered and only accessible from Parramatta and New Canterbury Roads. An advertisement in The Empire newspaper, dated 29 October 1856, for the picturesque Virginia Waters estate, part of the Lewisham estate, speaks highly of its *"ample space for gardens, orchards, and vineyards, an advantage specially to be prized by those who seek to avoid the high rents of the City and*

whereby being able to produce milk, vegetables, and fruit. They add materially to the comforts of life and at the same time reduce costs”.

The waters of the estate were those of Long Cove and Gambling creeks. Substantial development of the Virginia Waters estate did not occur for a further 20 years.<sup>1</sup>

The suburb took its name in 1834 from the estate of Joshua Frey Josephson, a German-born businessman. The estate was named after the London borough of Lewisham, which means Leofsa's village or manor.<sup>2</sup>

### 2.3 History and Development of the Subject Site

The subject site is located on Lot 2 and part of Lot 1 of Deposited Plan 5052, formerly part of a re-subdivision of Lots 34 - 35 and 37 - 39 of Section 2 of DP 275. The site was originally part of 60 acres granted to Neil McKellar on 3 October 1794.

Andrew Hardie McCulloch, solicitor, of the City of Sydney, conveyed Lots 34 - 35 and 37 - 38 of Section 2 of DP 275 to Aaron Loveridge in June 1880. Lot 39 of Section 2 of DP 275 was conveyed in 1883 to Lucy McKenzie.<sup>3</sup> Two years later, she transferred that allotment to Loveridge.<sup>4</sup> He purchased additional land in DP 240. All of the aforementioned land was subdivided in 1906 as shown in Deposited Plan 5052 (Figure 4). Simultaneously, the Trustee for the estate of the late Aaron Loveridge advertised the auction sale on 29 October 1906 of “seven good sites” at Lewisham fronting Railway Terrace and Frazers Road (later renamed Hunter Street) in October 1906. Of particular note, “*the CORNER lot is valuable for business, being a prominent site*”.<sup>5</sup>

Thomas Loveridge, the son of Aaron, was the Trustee for his father's estate and Lot 39 and Lots 34, 35, 37 and 38 of Section 2 of DP 275 passed by transmission to him in July 1907. He in turn conveyed Lots 1 and 2 of DP 5052 to Arthur William Burton, dentist, of Lewisham, in November 1907.<sup>6</sup> That land is illustrated in the block plan at Figure 5.

The 1908-10 Petersham Valuation Book names Thomas Loveridge as the owner of the subject land valued at £350. This listing does not contain amendments therein to indicate the transfer of the land to Burton. Loveridge was described as a builder (as was his late father) and was the President of the Master Builders Association of New South Wales in 1903.

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<sup>1</sup> Chrys Meader, Lewisham, Dictionary of Sydney, 2008, <http://dictionaryofsydney.org/entry/lewisham>, viewed 22 December 2014.

<sup>2</sup> Lewisham, New South Wales, [http://en.wikipedia.org/wiki/Lewisham,\\_New\\_South\\_Wales](http://en.wikipedia.org/wiki/Lewisham,_New_South_Wales), viewed 22 December 2014.

<sup>3</sup> Certificate of Title Vol 458 Fol 240, NSW Land & Property Information.

<sup>4</sup> Certificate of Title Vol 656 Fol 240, NSW Land & Property Information.

<sup>5</sup> “Lewisham”, *Sydney Morning Herald*, 10 October 1906, p15.

<sup>6</sup> Certificate of Title Vol 1833 Fol 103, NSW Land & Property Information.



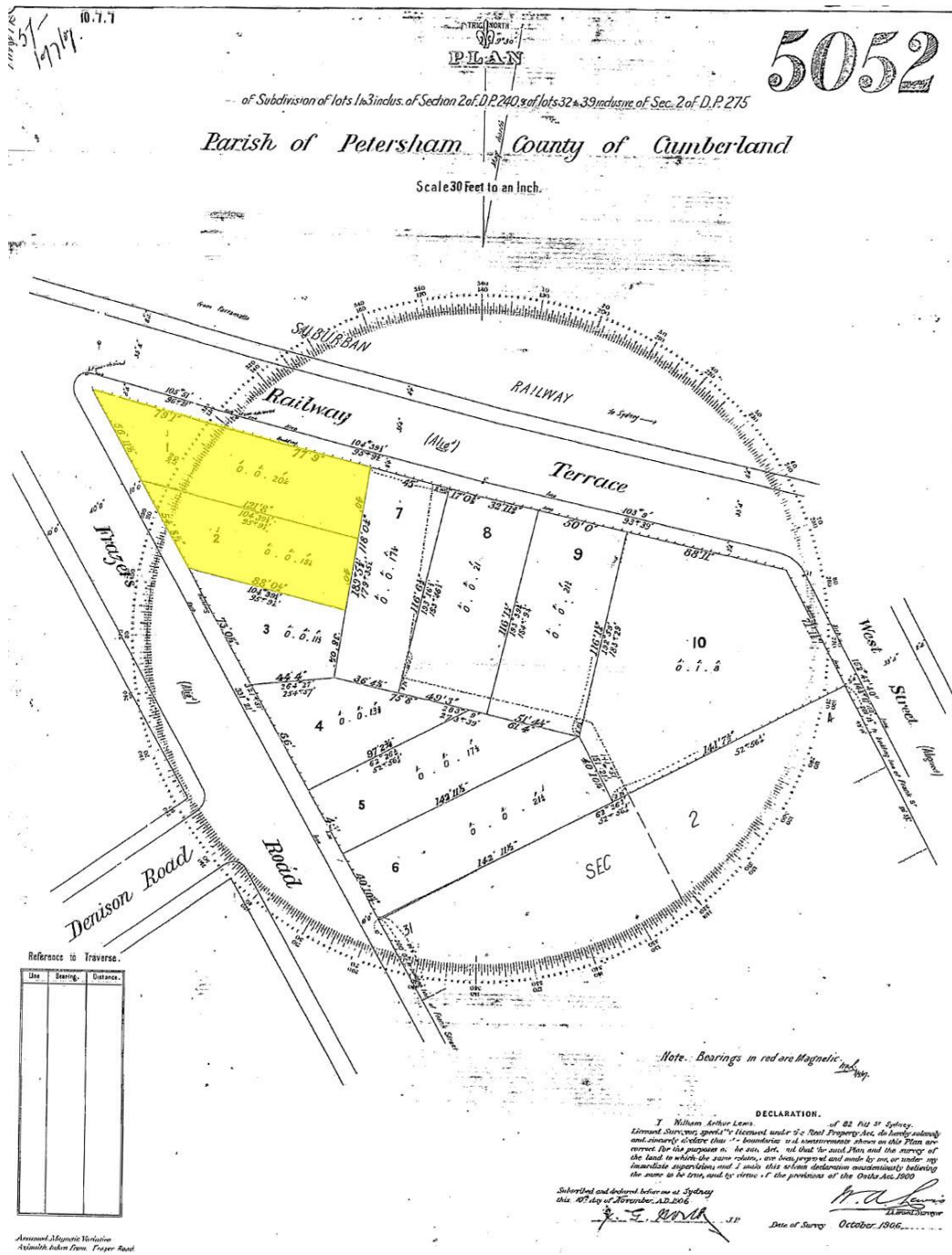


Figure 4 — DP 5052, plan of Subdivision of lots 1 to 3 inclus of Section 2 of DP 240 and Lots 32 & 39 inclusive of Sec 2 of DP 275, date of survey October 1906. Subject site shaded yellow thereon. (Source: NSW Land & Property Information)

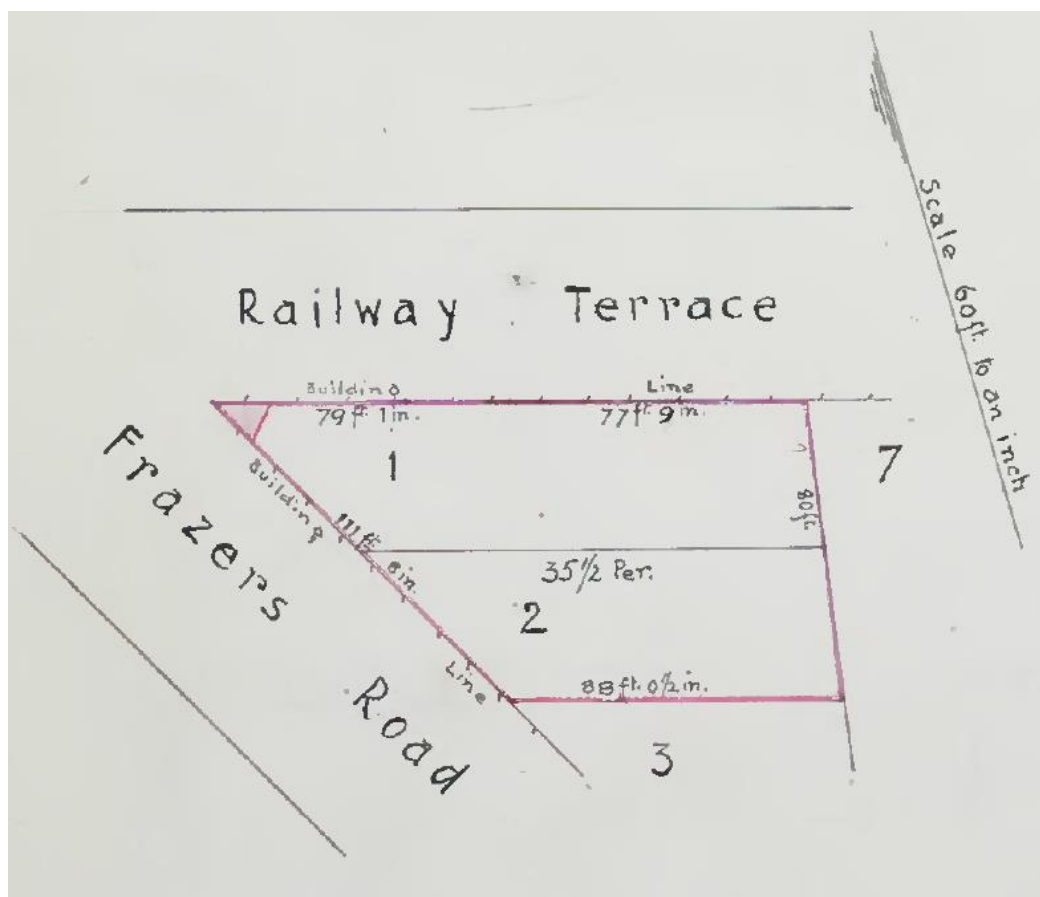


Figure 5 — Block plan accompanying Certificate of Title Vol 1833 Fol 103. (Source: NSW Land & Property Information)

According to the Sands Directory, the first reference to a house on this site, is made in 1910, when “William A Burton, surgeon dentist” is listed at an unnumbered location in Frazers Road (later renamed Hunter Street). Also in 1910, an advertisement was placed in the *Sydney Morning Herald* wanted column for a “competent cook – general, no washing or ironing, 2 others kept, good wages ref. Andrews, c.o. Burton, dentist, opp. Lewisham Station”.<sup>7</sup> The 1911-13 Petersham Valuation Book names Arthur William Burton, dentist, as the owner of a brick dwelling with unimproved, improved and annual values of £540, £2,000 and £117 respectively.<sup>8</sup>

The subject residence was built between 1907 and 1909 but as there are no surviving building approval records for the Borough of Petersham in this date range, it is not possible to confirm an architect and/or builder. It is possible Loveridge built the subject residence as he was a master builder by trade and sold the house and land to Burton. However, no documentation substantiates this supposition.

<sup>7</sup> *Sydney Morning Herald*, 4 November 1910, p3.

<sup>8</sup> The Sands Directory and Petersham Valuation Book reference to Burton are as shown in the text. The latter source is likely to be correct and his name is Arthur William Burton.

Burton is thereafter named as the owner of the property which was listed in Hunter Street and Railway Terrace. The house name of “Jesmondine” is recorded in successive valuation books. A garage was erected on the site about 1924 as it first appears in the description of the property in the Valuation Book issued that year; the unimproved, improved and annual values of the property also rose sharply from £720/2000/117 in 1920-22 to £1236/2750/187 in 1924, but this may be an increase across the Municipality and not specific to the study site. According to electoral rolls, Arthur William Burton was listed at 17 Railway Terrace from 1930 until 1954. It is not known whether he ran a dental surgery at this address. His wife and son, Violet Dorothy Burton and Frederick Shaw Burton respectively, are also listed at this address in the 1943, 1949 and 1954 electoral rolls.



Figure 6 — Detail from 1943 aerial survey of Sydney showing subject site shaded yellow. (Source: NSW Land & Property Information, SIX Maps)

In 1956, Burton leased part of the premises to Lila Olive Bateman, widow of Hornsby.<sup>9</sup> Following Burton’s death in 1964, his widow, Violet Dorothy Burton of Lindfield, became the registered proprietor of the subject site in December 1964. Burton had not lived in the subject residence for up to ten years prior to his death. It is possible that the house was converted to a boarding house in this period.

In September 1972, the subject site was conveyed to Badhap Properties Pty Limited. It changed hands again in October 1977 to Tewic Pty Ltd, thence in January 1981 to Donald Keith MacCulloch at Sands Souci, property officer and

<sup>9</sup> CT Vol 1833 Fol 103, NSW Land & Property Information.

his wife, Louise Charlotte MacCulloch, as joint tenants. Donald Keith MacCulloch became the sole proprietor by transfer in October 1984.<sup>10</sup>

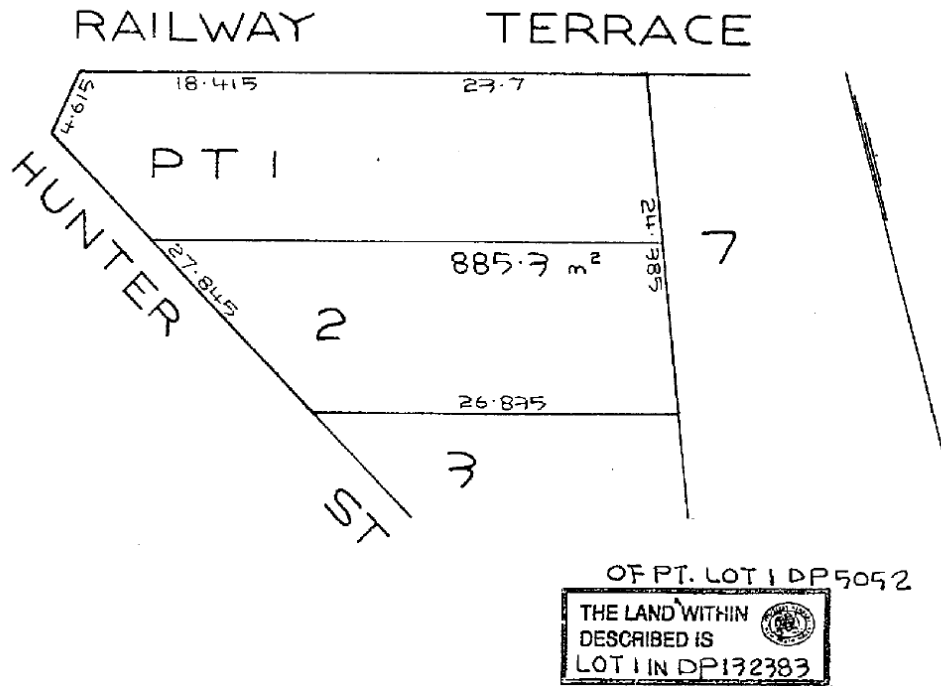


Figure 7 — Block plan accompanying Certificate of Title Vol 15266 Fol 76. (Source: NSW Land & Property Information)

In September 1989, the subject site was transferred to King Ing Law and continued to operate as a “dormitory building (boarding house)”<sup>11</sup>. In the structural engineering report by Keighran and Associates Pty Ltd in 2012, the subject site is described as “currently a hostel and the single storey section houses a toilet, a shower and a laundry”. That report also notes that the owner undertook some repairs to the property following the damage caused by the burst water main in April 1996.

Mrs (Christine) King Ing Law wrote to Marrickville Council opposing the possible listing of the property as a heritage item on the Local Environmental Plan, citing extensive damage to the foundations of the building caused by flooding from a burst water main during road resurfacing works by the RTA in April 1996. In her submission to Council she submitted four sets of structural engineering reports with publication dates in 2001, 2002 and 2009.

<sup>10</sup> Ibid.

<sup>11</sup> Danilo T Andrada of Handy Builder Pty Ltd, *Report of Building Styles, New Materials and Related Defects presented to Ms Christine Law of Dormitory Building (Boarding House) located at No. 17 Railway Terrace Corner, Hunter St. Lewisham 2049, 10 August 2001.*



### 3.0 PHYSICAL EVIDENCE

#### 3.1 Generally

The subject site comprises a two-storey, free-standing residences located on the corner of Railway Terrace and Hunter Street, Lewisham. The subject site is roughly quadrilateral in shape with a triangular shape on the north-western corner. Railway Terrace generally runs in an east-west direction, while Hunter Street runs in a north-south direction.

#### 3.2 Setting and Physical Context

The subject site is sited on a prominent corner of Railway Terrace and Hunter Street, Lewisham. The following figures and captions describe the relevant streetscapes that form the context of No 17 Railway Terrace, Lewisham.

##### **Railway Terrace Streetscape**

Railway Terrace is a busy arterial road running parallel to the Inner West and South Railway line. Residential buildings are located on the southern side of Railway Terrace, set back from the street alignment with small gardens with exotic shrub plantings. The street is planted with gum trees. The following figures and captions describe the streetscape and context of the subject site.



*Figure 8 — Two-storey, freestanding residential buildings, Nos 7-15 Railway Terrace, are located on the southern side of Railway Terrace, east of the subject site. The residential buildings date to the Late-Victorian, Federation and Inter-War periods. The masonry buildings have hipped roofs clad in terracotta and slate tiling (Source: NBRS+PARTNERS, January 2015)*



*Figure 9 — A single-storey Inter-War bungalow (No 19 Railway Terrace) and a group of two-storey, Federation terraces originally built as shops on the ground floor and residential above (Nos 21-29 Railway Terrace), located west of Hunter Street and the subject site. The Federation terraces are constructed on the street alignment and provide a prominent urban element to Railway Terrace (Source: NBRSPARTNERS, January 2015)*



*Figure 10 — Detail of Federation terrace group, located at Nos 21-29 Railway Terrace. The Federation terraces remain intact on the first floor and mostly modified shopfronts at ground level and awnings removed (Source: NBRSPARTNERS, January 2015)*

### **Hunter Street Streetscape**

Hunter Street runs perpendicular to Railway Terrace and connects with the main arterial road of New Canterbury Road. The street is mainly residential development dating to the Late-Victorian and Federation periods. Petersham Primary School is also located along the street. The polychromatic facebrick sewer pipe is a dominant feature in the streetscape.

The following figures and captions describe the relevant streetscapes that form the context of No 17 Railway Terrace, Lewisham.





*Figure 11 — Two late-Twentieth century blocks of units constructed in face-brick with tiled hip roofs, are located on the western side of Hunter Street opposite the subject site. (Source: NBRSPARTNERS, January 2015)*



*Figure 12 — View south down Hunter Street near the corner of Denison Road (Source: NBRSPARTNERS, January 2015)*



*Figure 13 — View north showing the eastern side of Hunter Street, immediately south of the subject site. Roadside plantings of native gum screen the two storey houses bordering the street (Source: NBRSPARTNERS, January 2015)*



Figure 14 — Looking east to the two-storey, face brick Federation house and garage adjoining the subject site. A number of mature plantings, including palms, screen the house from the street (Source: NBRS+PARTNERS, January 2015)



Figure 15 — No 5 Hunter Street, located on the eastern side of the street, a two-storey, face brick Federation house and garage adjoining the subject site. This dwelling forms part of the Lewisham Estate Heritage Conservation Area (Source: NBRS+PARTNERS, January 2015)

### 3.3 No 17 Railway Terrace

The residential building located at No 17 Railway Terrace, Lewisham is located on a prominent corner and designed to address that site. The residence, a two-storey Federation Queen Anne style building of brick and slate roof has gardens facings onto Railway Terrace and Hunter Street, however, these gardens have not been maintained with cultural plantings. Low maintenance shrub plantings are located around the perimeter of the site, particularly at the junction of Railway Terrace and Hunter Street. The residence currently operates as a boarding house. The following figures and captions describe the two-storey Federation Queen Anne style residence located at No 17 Railway Terrace, Lewisham.





*Figure 16 — No 17 Railway Terrace, viewed from the corner of Hunter Street and Railway Terrace. Shrubs located along the perimeter of the residence hide the fencing that has replaced the original boundary markers. A brick upstand is located on the site boundary with fence removed. The later addition aluminium gate is located at the primary entrance on the corner (Source: NBRSPARTNERS, January 2015)*



*Figure 17 — No 17 Railway Terrace, viewed from the corner of Hunter Street and Railway Terrace. The two-storey, Federation Queen Anne style residence is asymmetrical in design. The facebrick residence has slate roof. The first floor verandah has been infilled with windows (Source: NBRSPARTNERS, January 2015)*





*Figure 18 — No 17 Railway Terrace, West Elevation, facing onto Hunter Street, showing the gabled bay with sandstone arches to main entry. The facebrick residence has slate roof, double-hung, timber-framed sash windows are shown on the elevation. No windows contain stained glass. The driveway is located off Hunter Street, to the south of the house (Source: NBRSPARTNERS, January 2015)*



*Figure 19 — No 17 Railway Terrace, as seen from the main entry gate at the corner of Railway Terrace and Hunter Street, showing the arched main entry. Original features, including slate roof on hipped and gabled roof structure, rough-cast chimneys, stained glass windows, verandah floor and step tiling (Source: NBRSPARTNERS, January 2015)*





*Figure 20 — No 17 Railway Terrace, West and South Elevations, from Hunter Street, showing the roadside planting of gums (Source: NBRSPARTNERS, January 2015)*



*Figure 21 — No 17 Railway Terrace, West Elevation, facing Hunter Street with a prominent gable with half-timbered effect (Source: NBRSPARTNERS, January 2015)*





*Figure 22 — No 17 Railway Terrace, North Elevation, facing Railway Terrace, showing the timber framed, double-hung sash windows. Slate roof has terracotta ridge and apex ornaments (Source: NBRS+PARTNERS, January 2015)*



*Figure 23 — No 17 Railway Terrace, North and East Elevations, taken from Railway Terrace, showing the slate roof, timber framed, double-hung sash windows with clear glass (Source: NBRS+PARTNERS, January 2015)*





Figure 24 — No 17 Railway Terrace, North Elevation, taken from Railway Terrace, showing the first floor verandah and principal entry (Source: NBRSPARTNERS, January 2015)



Figure 25 — No 17 Railway Terrace, showing its landmark qualities at the intersection of Railway Terrace and Hunter Street (Source: NBRSPARTNERS, January 2015)



Figure 26 — No 17 Railway Terrace, showing details of stained glass windows, verandah features including turned-timber balustrading and posts (Source: NBRSPARTNERS, January 2015)



*Figure 27 — No 17 Railway Terrace, showing details of stained glass windows, original stained glass front doors and side lights and verandah features. There is evidence of cracking of tiles in the stair treads (Source: NBRSPARTNERS, January 2015)*



*Figure 28 — No 17 Railway Terrace, showing details of original stained glass windows at ground level, contrasting brickwork features around arched windows (Source: NBRSPARTNERS, January 2015)*





Figure 29 — No 17 Railway Terrace, South Elevation showing stained glass windows at ground level near driveway off Hunter Street. Later addition gates in poor condition (Source: NBRSPARTNERS, January 2015)

### 3.4 Federation Queen Anne Style

The residence at No 17 Lewisham Terrace, Lewisham is a detached villa designed in the Federation Queen Anne style. This style is generally adopted for domestic architecture incorporating picturesque, asymmetrical form, dominant roof with bargeboard gables, dormers, tall chimneys with terracotta pots, bays and bay windows and face-brickwork. The style is often related to the garden suburb.

The residence is a fine, intact example of the Federation Queen Anne Style and contains many of the characteristics of the style. Characteristics of the style include dichromatic brickwork, turned woodwork to the verandah, timber-framed sash windows feature Art Nouveau-inspired leadlight windows and dominant roof with an ensemble of varied roof shapes.

### 3.5 Lewisham Estate Heritage Conservation Area (C26)

The subject site is located outside the “Lewisham Estate Heritage Conservation Area” (C26) identified in Marrickville Local Environmental Plan 2011 (Marrickville LEP 2011), Schedule 5 Environmental Heritage, Part 2 Heritage conservations areas and Heritage Map Sheet HER\_001 (see Figure 30). The

following statement of heritage significance is an extract from *Marrickville Development Control Plan 2011* (Marrickville DCP 2011) and describes the “Lewisham Estate Heritage Conservation Area”:

*The Lewisham Estate HCA was developed from a series of subdivisions from the early 1880s to 1898, beginning with the Lewisham Estate subdivision prior to 1882. The HCA is of aesthetic significance because it contains a range of housing typologies (late 19th to early 20th century) including finely crafted Victorian Italianate, Rustic Gothic, Filigree and Regency houses, terraces and villas and later Federation examples, including Federation cottages, terraces and Queen Anne houses in Hunter Street and Toothill Street. Several good examples of houses and residential flat buildings from the Inter War period can also be found.*

*The Lewisham Estate HCA is socially significant for demonstrating physical evidence of the late 19th century community through the prominent location of community facilities at the northern end of the area close to New Canterbury Road including the Baptist church (The Boulevarde) and memorial scout hall (The Boulevarde - South end) and 20th century Depression relief work programs (the stone wall to Old Canterbury Road).*

*The HCA is representative of the range of building types and forms available to the community in the late 19th to early 20th centuries, including the detached villa, mansion and cottage, semi-detached and terrace house.*



Figure 30 — Extract from Heritage Map Sheet HER\_001, showing the subject site circled in blue. The subject site lies just outside the “Lewisham Estate Heritage Conservation Area” (C26) (Source: Marrickville LEP 2011)



### 3.6 Condition of the Property – Structural Engineer Reports

In preparing this report, the author has reviewed several reports prepared for the owner of the property that identify the structural condition of the two-storey residence at No 17 Railway Terrace, Lewisham. The reports reviewed are listed in chronological order as follows:

- Keighran and Associates Pty Ltd, Consulting Structural and Civil Engineers, dated 10 August 2001;
- Maxwell H Hadley & Associates, Consulting Structural Engineers, dated 3 February 2002;
- Maxwell H Hadley & Associates, Consulting Structural Engineers, dated 14 August 2002;
- Danilo T Andrada, Construction Engineer, Building Consultant (and Handy Builder Pty Ltd), dated 4 December 2006; and
- Wissam T Riman, Transcivic Engineering, Civil and Structural Engineers, dated 12 February 2009;

The reports were commissioned to report on damage to the property following a burst water main incident in 15<sup>th</sup> April 1996 when the property was inundated and supersaturated with water. While there are some differences of opinion, the structural engineers concur on the following aspects of the condition of the residence and rectification works:

- The residence has undergone a long period of neglect resulting in dilapidation, defects and damage. This has been exacerbated by low-grade, un-tradesman like maintenance works that require rectification;
- Shallow, brick and sandstone footings are bearing on re-active clays. Failure causing general movement, subsidence and cracking of brickwork throughout the house, particularly at the south-eastern corner. Underpinning of foundations and footings required after soil testing by a geotechnical engineer to stabilise conditions;
- Surface drainage and roof stormwater needs to be addressed to divert stormwater away from the building and into sub-soil reticulation system. Sub-floor water creating damp and damage related issues including termites, timber shrinking and swelling;
- Plumbing and plumbing fixtures throughout house are deteriorated and requires rectification;
- Several large trees around the perimeter of the site have exacerbated conditions, including cracking in concrete paving and brickwork to the residence, fences and retaining walls; and
- There is an opportunity to reinstate a number of original elements, including damaged tiles and marble edgings to the front verandah and external brickwork.

Costings have been provided for rectification works to the building. Reportedly, various rectification works were undertaken between 1996 and preparation of the first structural condition report in 2001. One structural condition report identified demolition as a preferred option.

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

- The subject site has historic associations with the development of the suburb of Lewisham. Located in close proximity to the Lewisham railway station on a prominent corner, the subject site has associations with the development of businesses within the suburb’s commercial – retail strip. The late-nineteenth century subdivision patterns within the suburb indicate various sized allotments to accommodate a range of housing types within a Federation period garden suburb.
- In 1907, Arthur William Burton, dental surgeon, purchased the property. The first reference to a residence on this site, was in the *Sands Directory* of 1910, listing “William A Burton, surgeon dentist” as an occupant. From 1910 to 1954, the house known as “Jesmondine”, and operating as a dental surgery, was owned and occupied by the Burton family.
- From 1956 until 1972, the Burton family leased out the property and was probably converted to a boarding house during this time. The subject site has historic associations with a period when inner-western Sydney villas were converted from sole-occupant to multi-residential use. The property has continued to operate as a dormitory building (boarding house) from the mid-1950s to the present.

**No 17 Railway Terrace, Lewisham, fulfils the significance criterion for historical evolution value.**

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

- Our research shows no information has come to light that indicates no prominent person or group of persons (includes occupants, architect, builder, etc) have associations with this property.

**No 17 Railway Terrace, Lewisham, does not fulfil the significance criterion for historical association value.**



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

- Built between 1907 and 1909 for Arthur William Burton, a dental surgeon, the two-storey Federation Queen Anne style house at 17 Railway Terrace, is a good representative example of the style and period.
- The residence is a good, intact example of the Federation Queen Anne style and contains many of the characteristics of the style including dichromatic brickwork, turned woodwork, timber-framed sash windows, Art Nouveau–inspired leadlight windows and dominant roof with various roof shapes.
- There is evidence of some loss of integrity due to poor maintenance, however, structural engineer’s reports indicate these features are recoverable through stabilisation and good conservation practice.
- Located on a corner site, the two-storey residence is a prominent building with landmark qualities within the suburb of Lewisham and along a well-trafficked road. The external features and elements of the residence are typical and reasonably intact.
- The architect of the residence is unknown. Thomas Loveridge, a builder and owner the property from 1885-1907, may have built the residence, however, no documentation substantiates this assumption.
- Mature tree plantings in the front gardens facing Hunter Street and Railway Terrace provide a garden setting.
- The interior of the residence was not inspected as part of this assessment. Therefore, there is little understanding of the intactness of the interior, its condition and the presence of original features. The structural engineers’ reports refer to the presence of damp throughout the building.

**No 17 Railway Terrace, Lewisham, fulfils the significance criterion for aesthetic value.**

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

- No 17 Railway Terrace, Lewisham 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.

**No 17 Railway Terrace, Lewisham, does not fulfil the significance 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"> <li>Has the potential to yield new or further substantial scientific and/or archaeological information.</li> <li>Is an important benchmark or reference site or type.</li> <li>Provides evidence of past human cultures that is unavailable.</li> </ul>	<ul style="list-style-type: none"> <li>Has little archaeological potential.</li> <li>Only contains information that is readily available from other resources or archaeological sites.</li> <li>The knowledge gained would be irrelevant to research on science, human history or culture.</li> </ul>

- Prior to the construction of the existing two-storey house, there was no development on the subject site. Therefore, there is limited potential for archaeological evidence on the property.

**No 17 Railway Terrace, Lewisham, does not fulfil the significance 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"> <li>• Provides evidence of a defunct custom, way of life or process,</li> <li>• Demonstrates a process, custom or other human activity that is in danger of being lost.</li> <li>• Shows unusually accurate evidence of a significant human activity.</li> <li>• Is the only example of its type.</li> <li>• Demonstrates designs or techniques of exceptional interest.</li> <li>• Shows rare evidence of a significant human activity important to a community.</li> </ul>	<ul style="list-style-type: none"> <li>• Is not rare.</li> <li>• Is numerous but under threat.</li> </ul>

- There are a number of examples of intact Federation Queen Anne style two-storey residences located within the Marrickville local government area. These buildings were constructed for the professional middle-class that moved into the suburb of Lewisham during the first decade of the twentieth century.

**No 17 Railway Terrace, Lewisham, does not fulfil the significance 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"> <li>• Is a fine example of its type.</li> <li>• Has the principal characteristics of an important class or group</li> <li>• Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity.</li> <li>• Is a significant variation to a class of items.</li> <li>• Is part of a group which collectively illustrates a representative type.</li> <li>• Is representative because of its setting, condition or type.</li> <li>• Is outstanding because of its integrity or the esteem in which it is held.</li> </ul>	<ul style="list-style-type: none"> <li>• Is a poor example of its type.</li> <li>• Does not include or has lost the range of characteristics of a type.</li> <li>• Does not represent well the characteristics that make up a significant variation of a type.</li> </ul>



- The two-storey residence and garden at No 17 Railway Terrace, Lewisham, has the principal characteristics of the Federation Queen Anne style. The exterior of the residence within a garden setting is relatively intact although in need of maintenance and conservation works to prevent deterioration of original fabric.
- The residence is a good, intact example of the Federation Queen Anne style and contains many of the characteristics of the style including dichromatic brickwork, turned woodwork, timber-framed sash windows, Art Nouveau–inspired leadlight windows and dominant roof with various roof shapes.

**No 17 Railway Terrace, Lewisham, fulfils the significance criterion for representativeness.**

#### **4.3 Statement of Cultural Heritage Significance**

The two-storey, detached villa at No 17 Railway Terrace, Lewisham (1907-9) has cultural significance at local level for its historic and aesthetic values. The building was constructed as a residence with dental surgery when Lewisham was developing as a garden suburb. The residence is a good example of the Federation Queen Anne style with dichromatic brickwork, fine timber detailing, Art Nouveau–inspired leadlight windows and dominant hipped, slate roof. The residence relates well to residential groups within the “Lewisham Estate Heritage Conservation Area”, particularly along Hunter Street and Denison Road. Located on a prominent corner the residence has landmark qualities. Well-established trees enhance the setting and adds to the streetscape value of the tree-lined Hunter Street.

## 5.0 RECOMMENDATIONS

1. No 17 Railway Terrace, Lewisham, a two-storey Federation Queen Anne style residence, has cultural significance at a local level for historic evolution and aesthetic values. The heritage significance assessment indicates the residence fulfils the criterion for listing as a heritage item on the *Marrickville Local Environmental Plan 2011*, Schedule 5 Environmental heritage.
2. The owner provided several reports from structural engineers associated with the condition of the residence at No 17 Railway Terrace, Lewisham. The reports generally agree the residence has undergone a long period of neglect resulting in dilapidation and damage. This has been exacerbated by low-grade, un-tradesman like maintenance works. Neglect is impairing the structural condition of the residence. Structural engineer reporting agreed maintenance and rectification works are required as a matter of urgency to repair and recover original significant fabric. However, this is not a reason to exclude the property from heritage listing in accordance with the relevant assessment guidelines.
3. The subject property is located adjacent to the “Lewisham Estate Heritage Conservation Area” (C26). The property has characteristics that reflect the significance of the conservation area and is a good example of a detached villa designed in the Federation Queen Anne style. We recommend the conservation area be extended along Hunter Street to include No 17 Railway Terrace, Lewisham as a contributory element within the “Lewisham Estate Heritage Conservation Area”.
4. The building should be retained and conserved. A Heritage Impact Statement or a Conservation Management Strategy, may be required to accompany any development application for major works to the building. There should be no alterations to the principal façades of the building other than repairs or reinstatement of original features. Any additions and alterations should be confined to the rear in areas of less significance, should not be visually prominent or overwhelm the existing building, and be in accordance with the relevant planning controls.
5. Should a heritage listing include the interior of the house, a detailed analysis and assessment should be undertaken at the time of any future changes to the interior in order to ascertain the relative heritage significance.





## 6.0 APPENDICES

### Appendix A — Land Titles Information

Crown Grant	60 acres granted to Neil McKellar, 3/10/1794
Primary Application 4188	Not acquired for research
Deposited Plan 5052	Plan of subdivision of lots 1 to 3 inclusive of Section 2 of DP 240 of lots 32 to 39 inclusive of Sec 2 of DP 275, 1906
CT Vol 395 Fol 198	Not acquired for research
CT Vol 458 Fol 240 (Lots 34-39 Sec 3 DP 275 + Lots 10, 21-24 & pt 25 Sec 2, DP 275)	Andrew Hardie McCulloch junior of City of Sydney, solicitor, 27/9/1879 Transfer 41363 to Aaron Loveridge of Lots 34-38 Sec 2, 28/6/1880 Transfer 69395 to Kucy McKenzie of Lot 39 Sec 2, 31 May 1883
CT Vol 503 Fol 11 (Lots 34, 35, 37 & 38 Sec 2 DP 275)	Aaron Loveridge of City of Sydney, builder, 16 July 1880 Application by transmission 19618 to Thomas Loveridge of Burwood, 4/7/1907 Transfer 477890 to Arthur William Burton of Lots 1 & 2 DP 5052
CT Vol 656 Fol 240 (Lot 39 Sec 2 DP 275)	Lucy McKenzie of Balmain, widow, 16/7/1883 Transfer 98557 to Aaron Loveridge of Petersham, gentleman, 25/9/1885 Application by transmission 19618 to Thomas Loveridge of Burwood, 4/7/1907 Transfer 477890 to Arthur William Burton of Lots 1 & 2 DP 5052
CT Vol 1833 Fol 103 (Lots 1 & 2 DP 5052)	Arthur William Burton of Lewisham, dentist, 29/11/1907 Lease G471693 to Lila Olive Batemen of part of premises, 16/2/1954 Transfer J832834 to Violet Dorothy Burton of Lindfield, widow, 21/12/1964 Transfer Q423643 to Tewic Pty Ltd, 27/10/1977 Transfer 5259007 to Donald Keith MacCulloch and Louise Charlotte MacCulloch as joint tenants, 19/1/1981
CT Vol 15266 Fol 76 (Lots 1 & 2 DP 5052)	Donald Keith MacCulloch and Louise Charlotte MacCulloch Transfer V222943 to Donald Keith MacCulloch, 9/10/1984 Transfer Y598982 to King In Law, 14/9/1989

## Appendix B — Sands Directory Listings

<b>Year</b>	<b>Address</b>	<b>Occupant</b>
1910	Frazer Road - east side	Burton, AW, dental surgeon
1911	Frazer Road – east side	Burton, Arthur W, surgeon dentist
1912	Frazer Road – east side	Burton, Arthur W, surgeon dentist
1913 to 1932/33	Railway Terrace – west side	Burton, AW, dental surgeon