



Burwood
Inc.1874

BURWOOD COUNCIL – FEDERATION DWELLINGS WITHIN THE APPIAN WAY HCA

HERITAGE ASSESSMENT

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1 Introduction

1.1 Scope

As part of Council's review of heritage items and heritage conservation areas, this report conducts a heritage significance assessment on the built heritage of the Federation era dwellings located within the existing Appian Way Heritage Conservation Area (HCA). The scope includes an assessment of each dwelling on its heritage merits to be included within a group heritage item listing. The basis behind this assessment is to ensure that dwellings within The Appian Way Conservation Area are adequately protected where they also meet the heritage significance criteria as items. This is particularly important as Council looks to introduce different levels of heritage controls within upcoming Development Control Plan (DCP) reviews.

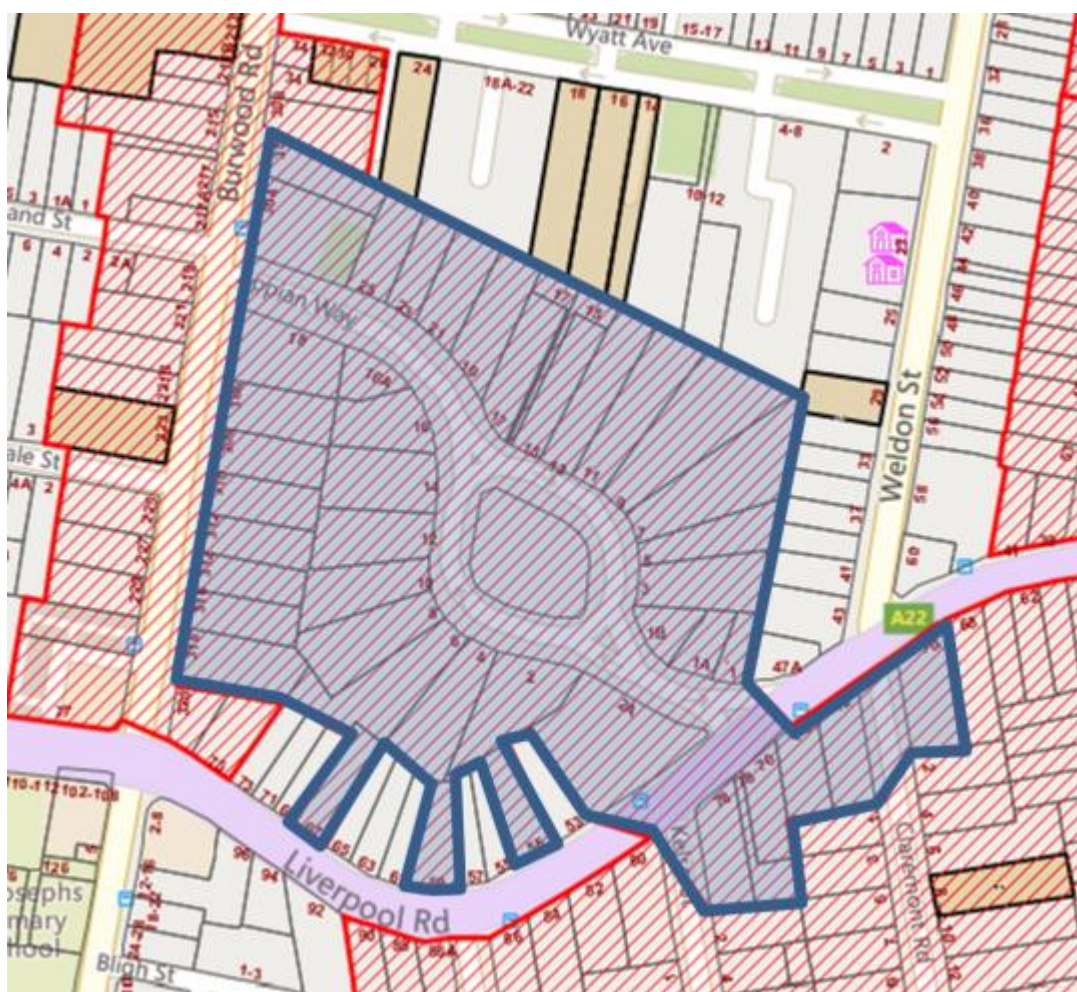


Figure 1 - The subject site/s – the Appian Way Conservation Area outlined in blue.

1.2 Author

This report was prepared by Burwood Council staff, Gavin Patton (Heritage Advisor) and Ryan King (Strategic Planner) and reviewed by Rita Vella (Manager City Planning).

Gavin is an experienced heritage professional, holds qualifications in planning and heritage from the University of Sydney and has worked in the heritage industry (both private and government) for approximately 7 years. Gavin has acted as an Expert Witness for Council in Land and Environment Court matters. Gavin is a full member of ICOMOS Australia.

1.3 Methodology

This review has been prepared in accordance with the heritage significance assessment guidelines published by Heritage NSW in 2001 and *Investigating Heritage Significance (2021)*. It is also consistent with the relevant principles and guidelines of the Australian ICOMOs *Charter for Places of Cultural Significance 2013* (the Burra Charter).


An independent external heritage consultant was not engaged for this assessment due to these sites having previously been recognised as holding heritage significance within the conservation area and the broadly known heritage significance of the Appian Way HCA, its historic significance, its aesthetic significance and its rarity.



1.4 Limitations



No sites' internal areas were accessible for the purposes of a site inspection. The report does not include any Aboriginal or archaeological assessment.



2 The Dwellings



Table 1 – Individual Dwellings Included in this Assessment



Address/ Name	Estate	Images
1 Appian Way Burwood Formerly Brindisi	Hoskins Estate Formerly	
<p>1 Appian Way, "Brindisi" was demolished and in 1966 and the land was subdivided into three lots. Modern split level houses have been erected. (<i>Appian Way Conservation Area Environmental Study Page 18</i>).</p> <p>Note - This dwelling will not be included in the group listing as it does not meet the threshold of significance on any heritage criteria.</p>		


<p>1A Appian Way Burwood</p> <p>Formerly Brindisi</p>	<p>Hoskins Estate Formerly</p>	
<p>1A Appian Way, "Brindisi" was demolished and in 1966 and the land was subdivided into three lots. Modern split level houses have been erected. (<i>Appian Way Conservation Area Environmental Study Page 18</i>). This dwelling was constructed c.2009.</p> <p>Note - This dwelling will not be included in the group listing as it does not meet the threshold of significance on any heritage criteria.</p>		
<p>1B Appian Way Burwood</p> <p>Formerly Brindisi</p>	<p>Hoskins Estate Formerly</p>	
<p>1B Appian Way, "Brindisi" was demolished and in 1966 and the land was subdivided into three lots. Modern split level houses have been erected. (<i>Appian Way Conservation Area Environmental Study Page 18</i>).</p> <p>Note - This dwelling will not be included in the group listing as it does not meet the threshold of significance on any heritage criteria.</p>		

<p>2 Appian Way Burwood</p> <p>Amalfi</p>	<p>Hoskins Estate</p>	
<p>2 Appian Way Burwood is an elegant example of Federation Queen Anne style dwelling. Aerial imagery comparison between 1943 and 2022 shows some rear alterations, however largely intact.</p> <p>Several gardens included private tennis courts such as at “Colonna” and “Amalfi”. (<i>The Development of Hoskins Estate Burwood 1978. Clements. (red book) Page 30.</i> The gardens remain well-maintained. No evidence of existing tennis court. Most likely removed.</p>		
<p>2A Appian Way Burwood</p>	<p>Hoskins Estate</p>	
<p>2A Appian Way Burwood is a landmark Federation Queen Anne style dwelling located at the eastern entrance to The Appian Way. It is the most decorative dwelling within the street and features a second storey turret tower, attic space and lynch gate. The dwelling is sited on the largest allotment within the Hoskins Estate. This large allotment is important in understanding the graduer associated with this dwelling and is important in demonstrating its heritage significance.</p>		

3 Appian Way Burwood Brianza	Hoskins Estate	
3 Appian Way Burwood is a Federation era dwelling which incorporates elements of Arts and Crafts and Queen Anne styles. It is the only dwelling that is two full storeys. (<i>Appian Way Conservation Area Environmental Study Page 11</i>).		
4 Appian Way Burwood Alba Longa	Hoskins Estate	
4 Appian Way Burwood is an elegant example of Federation Queen Anne style dwelling. Aerial imagery comparison between 1943 and 2022 shows some rear alterations, however largely intact. Well-maintained gardens. Dwelling features turret (also referred to as a candle snuffer).		

5 Appian Way Burwood St Ellero	Hoskins Estate	
5 Appian Way is a Federation era dwelling incorporating Federation Queen Anne and Federation Arts and Crafts elements. It is unusual for its sandstone front bay window within The Appian Way. It has a well maintained garden and has had some minor rear additions which are minimally visible from the public domain (historical aerial imagery comparison).		
6 Appian Way Burwood Olevanus	Hoskins Estate	
6 Appian Way is a handsome example of Federation Queen Anne style dwelling. Aerial imagery comparison between 1943 and 2022 shows some minor rear alterations, however largely intact. Garden is well-maintained.		


<p>7 Appian Way Burwood</p> <p>Mevania</p>	<p>Hoskins Estate</p>	
<p>7 Appian Way Burwood is a handsome example of Federation era dwelling, with Queen Anne and Federation Bungalow elements. It has a decorative timber valance on its front verandah and well maintained garden. The dwelling has had rear additions which are minimally visable from the public domain (historica aerial imagery comparison).</p>		
<p>8 Appian Way Burwood</p> <p>Cadua</p>	<p>Hoskins Estate</p>	
<p>8 Appian Way is a more modest example of a Federation era dwelling from the streetscape with some Queen Anne elements and some Federation Bungalow elements. The dwelling, like others in the estate, is quite expansive. The garden is well-maintained.</p>		

9 Appian Way Burwood Del Osa	Hoskins Estate	
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9 Appian Way Burwood is a handsome example of Federation Bungalow elements and well maintained garden. The dwelling has had rear additions which are minimally visable from the public domain (historica aerial imagery comparison).

10 Appian Way Burwood Ariccia	Hoskins Estate	
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10 Appian Way is is a more modest example of a Federation era dwelling from the streetscape with some Queen Anne elements and some Federation Bungalow elements. The dwelling, like others in the estate, is quite expansive. The garden is well-maintained. Aerial imagery comparison between 1943 and 2022 shows some minor rear alterations.



11 Appian Way Burwood Toscanna	Hoskins Estate	
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11 Appian Way Burwood is a handsome example of Federation Bungalow elements. It has a well maintained garden. The dwelling has had rear additions which are minimally visible from the public domain (historical aerial imagery comparison).

12 Appian Way Burwood Aventine	Hoskins Estate	
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12 Appian Way is an elegant example of Federation Queen Anne style dwelling. Aerial imagery comparison between 1943 and 2022 shows some rear alterations, however largely intact. Well-maintained gardens. Timber veranda valance adds an additional degree of elegance.

<p>13 Appian Way Burwood</p> <p>Ravenna</p>	<p>Hoskins Estate</p>	
<p>13 Appian Way Burwood is a handsome example of a Federation era dwelling featuring elements of Queen Anne and Federation Bungalow style. It has had considerable alterations to the rear, along with uncharacteristic basement portal.</p> <p>Alterations taken place as a result of Land and Environment Court approval. Basement parking added with entry/ramp highly visible from public domain.</p>		
<p>14 Appian Way Burwood</p> <p>Cassa Tasso</p>	<p>Hoskins Estate</p>	
<p>14 Appian Way is an elegant example of Federation Queen Anne style dwelling. Aerial imagery comparison between 1943 and 2022 shows some rear alterations, however largely intact. Well-maintained gardens. Timber veranda valance adds an additional degree of elegance.</p> <p>The dwelling retains its original timber stables which included shelter for horse and coach, storeroom for feed and harnessware, and a pigeon loft. (<i>The Development of Hoskins Estate Burwood 1978. Clements. (red book). Page 29.</i> It is understood the stable remains, although it is unclear if unsympathetic alterations have occurred.</p>		


<p>15 Appian Way Burwood</p> <p>Brescia</p>	<p>Hoskins Estate</p>	
<p>15 Appian Way Burwood is a Federation Bungalow style dwelling. It has a complex roof form and an existing rear addition which is soon to be replaced with a larger rear wing – this will have minimal visibility from the public domain.</p>		
<p>16 Appian Way Burwood</p> <p>Ostia</p>	<p>Hoskins Estate</p>	
<p>16 Appian Way is a handsome Federation Bungalow style dwelling. A corner, triangular shaped allotment was subdivided from number 16 in 1957. A red brick bungalow was erected. (<i>Appian Way Conservation Area Environmental Study Page 18</i>).</p>		

16A Appian Way Burwood	Hoskins Estate	
Land former Ostia		
<p>16A Appian Way is a corner, triangular shaped allotment was subdivided from number 16 in 1957. A red brick bungalow was erected. (<i>Appian Way Conservation Area Environmental Study Page 18</i>).</p> <p>Note - This dwelling will not be included in the group listing as it does not meet the threshold of significance on any heritage criteria.</p>		
17 Appian Way Burwood	Hoskins Estate	
Casa Nuoya		
<p>17 Appian Way Burwood is an expansive Federation Bungalow style dwelling. The roof features of slate and ridge capping have been removed. The picket fence has been replaced like-for-like after an earlier unsympathetic brick fence had been installed. The garden is well maintained. Rear additions appear to have taken place.</p>		



18 Appian Way Burwood	Hoskins Estate	
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Number 18 Appian Way is a Federation era dwelling which would have original had Queen Anne style features. It has had alterations and extensions which have changed the appearance of the house – variegated roof tiles, aluminium windows, remodelled verandah with Federation details removed. (*Appian Way Conservation Area Environmental Study Page 11*).



While the dwelling has had unsympathetic alterations, it remains readily legible as an original Federation era house. It was one of the first dwellings constructed in the Hoskins Estate and serves as a ‘gateway’ dwelling. While original features have been removed, many could be reinstated/reconstructed to allow the dwelling to better reflect its origins.

19 Appian Way Burwood	Hoskins Estate	
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19 Appian Way Burwood is an elegant Federation era dwelling which incorporates Queen Anne and Arts and Crafts elements. Has an ornamental and very decorative turret and roughcast render as feature elements (*Appian Way Conservation Area Environmental Study Page 11*). It has well-maintained gardens.

<p>21 Appian Way Burwood</p> <p>Erica</p>	<p>Hoskins Estate</p>	
<p>21 Appian Way Burwood is an elegant example of a Federation Arts and Crafts dwelling. This dwelling is well known and appears as an example of Arts and Crafts in architectural reference texts including <i>Identifying Australian Architecture</i> (Apperly, Irving and Reynolds). It appears to have had some rear additions since 1943 (aerial imagey comparison), including a small second storey attic added to the rear which is minimally visable from the public domain.</p> <p>Roughcast render has also been used (<i>Appian Way Conservation Area Environmental Study Page 12</i>).</p>		
<p>23 Appian Way Burwood</p> <p>Capri</p>	<p>Hoskins Estate</p>	
<p>23 Appian Way Burwood a handsome example of Federation era dwelling, with Queen Anne and Federation Bungalow elements. Has had a rear small second storey addition, which has minimal visability from the public domain.</p> <p>Has an ornamental turret (<i>Appian Way Conservation Area Environmental Study Page 11</i>).</p>		

<p>25 Appian Way Burwood</p> <p>Atella</p>	<p>Hoskins Estate</p>	
<p>25 Appian Way Burwood is a Federation Bungalow style dwelling. It has modest gardens which are maintained. It does not appear to have had any significant external alterations since 1943.</p> <p>Number 25 Appian Way “Atella” was remodelled during the 1920’s, although it is in keeping with the rest of the streetscape. (<i>Appian Way Conservation Area Environmental Study Page 18</i>).</p>		
<p>302 Burwood Road Burwood</p> <p>Formerly Lulworth</p>	<p>Hoskins Estate</p>	
<p>302 Burwood Road Burwood was demolished and replaced by a large 2 storey house in the prior to 1943. This dwelling is in the ‘Streamline Moderne’ style. (<i>Appian Way Conservation Area Environmental Study Page 18</i>).</p> <p>While this dwelling meets a number of the heritage criteria, it is not a Federation era dwelling and therefore cannot be included the group listing for Federation era houses associated with The Appian Way. It is recommended that this dwelling be considered on its own merits in future heritage studies.</p>		


<p>304 Burwood Road/27 Appian Way Burwood</p> <p>Colonna</p>	<p>Hoskins Estate</p>	
<p>304 Burwood Road/27 Appian Way Burwood is a more modest example of a Federation era dwelling with some Queen Ann style elements. Several gardens within the Appian Way included private tennis courts such as at “Colonna” and “Amalfi”. (<i>The Development of Hoskins Estate Burwood 1978. Clements. (red book) Page 30.</i> A comparison of aerial imagery demonstrates that the tennis court remains in its original form and location. The tennis court, given it is original and one of the few remaining is part of the heritage curtilage and is a significant element of the house and the broader group listing.</p>		
<p>306 Burwood Road Burwood</p> <p>Talofa</p>	<p>Hoskins Estate</p>	
<p>306 Burwood Road Burwood is a handsome Federation era dwelling with Queen Anne and Federation Bungalow features. The dwelling has an ornamental turret (<i>Appian Way Conservation Area Environmental Study Page 11</i>). Some unsympathetic changes have occurred, including the hardstand parking areas. It is likely that internal alterations have occurred overtime as it is noted it is (or was) a boarding house. Some rear additions have also occurred since 1943.</p>		

308 Burwood Road Burwood Dimora	Hoskins Estate	
<p>308 Burwood Road Burwood is an elegant example of the Federation Queen Anne style dwelling, which has lost some of its original character through unsympathetic changes.</p> <p>Has been rendered externally though it is still in character. (<i>Appian Way Conservation Area Environmental Study Page 18</i>).</p>		
310 Burwood Road Burwood Torcello	Hoskins Estate	
<p>310 Burwood Road Burwood is a handsome Federation era dwelling, which incorporated Federation Bungalow and some elements of Federation Queen Anne. It appears to have had minimal external alterations since 1943 (historic aerial imagery comparison).</p> <p><i>Appian Way Conservation Area Environmental Study Page 14</i> mentions it is a flat conversion with two flats.</p>		

312 Burwood Road Burwood Ravenscroft	Hoskins Estate	
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312 Burwood Road Burwood is a Federation Bungalow. It has previously had minor rear additions and is currently approved for a larger rear addition which will remain minimally visible from the public domain. The dwelling has had some internal reconfiguration and changes yet retains its overall form and features. Some unsympathetic inclusions in the photo above have been approved for removal and replacement with sympathetic detailing (this includes the screen door and the window coverings).

Appian Way Conservation Area Environmental Study Page 14 mentions it is a flat conversion with two flats.

314 Burwood Road Burwood Cordova	Hoskins Estate	
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314 Burwood Road Burwood has been “defaced” with cream brickwork. (*Appian Way Conservation Area Environmental Study Page 18*). The extensive unsympathetic layers of additions to this dwelling has reduced its heritage integrity. While some elements remain legible as a Federation dwelling (roof form and tiles), the extensive alterations are not readily reversible in any way.

314 Burwood Road Burwood. Mentioned in *Appian Way Conservation Area Environmental Study Page 14* that it is (or was) a boarding house.



Note - This dwelling will not be included in the group listing as it does not meet the threshold of significance on any heritage criteria.



316 Burwood Road Burwood Langlo	Hoskins Estate	
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316 Burwood Road Burwood is a more modest Federation Bungalow dwelling. It retains many original features and is unusual for having a large roughcast rendered gable with decorative motif.

318 Burwood Road Burwood Mounterey	Hoskins Estate	
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318 Burwood Road Burwood is an expansive Federation era dwelling with Federation Bungalow and Federation Arts and Crafts elements. It appears to have had some rear additions completed since 1943, however these are minimally visible from the public domain. *Appian Way Conservation Area Environmental Study Page 14* mentions it is (or was) a doctors' surgery and residence. Once had a garden dominated by tall palms. (*The Development of Hoskins Estate Burwood 1978. Clements. (red book)*). Page 30.


55 Liverpool Road Burwood Winton	Hoskins Estate	
55 Liverpool Road Burwood is a Federation era dwelling with elements of Federation Queen Anne and Federation Bungalow. It appears to be in fair condition, however unsympathetic hardstand parking detracts somewhat from the aesthetic of the dwelling. Historical aerial imagery shows that it does not appear any significant external alterations have occurred since 1943.		
59 Liverpool Road Burwood Lavinia	Hoskins Estate	
59 Liverpool Road Burwood is a Federation Bungalow style dwelling which appears to have had minimal changes externally since 1943 (historical aerial imagery comparison).		

<p>67 Liverpool Road Burwood</p> <p>Iwanora</p>	<p>Hoskins Estate</p>	
<p>67 Liverpool Road Burwood is modest Federation era dwelling incorporating Federation Bungalow along with some minor elements of Arts and Crafts. It appears to have had some relatively minor rear additions added since 1943. The dwelling appears very intact.</p>		
<p>70 Liverpool Road Burwood Heights</p>	<p>Austinlee Estate</p>	
<p>70 Liverpool Road Burwood Heights is a Federation era dwelling which features elements of Federation Bungalow, however it does not present these elements strongly from the public domain. It is also not closely related to the architectural forms within The Appian Way.</p> <p>Not part of the original Hoskins Estate, but the Austinlee Estate, subdivided in 1913.</p> <p>The dwelling appears to be in poor condition with considerable amounts of rubbish within the yard and verandah.</p> <p>Some houses, including 70 Liverpool Road, have less decorative fretwork, and show influences of the later Californian Bungalow style. From the <i>Appian Way Conservation Area Environmental Study</i> Page 12.</p> <p>It is noted that this dwelling does not meet the threshold to be included in the group listing but remains a contributory dwelling within the HCA.</p>		

72 Liverpool Road Burwood Heights	Austinlee Estate	
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72 Liverpool Road Burwood Heights is a Federation era dwelling influenced by Federation Bungalow and Federation Arts and Crafts. Not part of the original Hoskins Estate, but the Austinlee Estate, subdivided in 1913. It appears to have had minimal external alterations since 1943 (historic aerial image comparison). It includes landmark qualities given the prominent front gable, sandstone verandah supports and well-maintained gardens. The allotments of these Austinlee Estate dwellings remain large in reference to the elegance of these large and elegant dwellings.

The architecture is similar to the Hoskins Estate, however, the elements in common include verandahs, high pitched roofs, broken roofline with ridge capping, narrow windows and use of shingles. *Appian Way Conservation Area Environmental Study Page 12.*

74 Liverpool Road Burwood Heights	Austinlee Estate	
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74 Liverpool Road Burwood is a striking Federation era dwelling which incorporates elements of Federation Bungalow, with early Inter-War bungalow style influences. It features a prominent front turret tower. Comparison of historic aerial images demonstrates that the dwelling has had a rear addition which appears minimally visible from the public domain.

Not part of the original Hoskins Estate, but the Austinlee Estate, subdivided in 1913. The allotments of these Austinlee Estate dwellings remain large in reference to the elegance of these large and elegant dwellings.

76 Liverpool Road Burwood Heights	Austinlee Estate	
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76 Liverpool Road Burwood Heights. Not part of the original Hoskins Estate, but the Austinlee Estate, subdivided in 1913.

The houses have less decorative fretwork, and show influences of the later Californian Bungalow style. *Appian Way Conservation Area Environmental Study Page 12.*

Some houses, including 76 Liverpool Road, have less decorative fretwork, and show influences of the later Californian Bungalow style. *Appian Way Conservation Area Environmental Study Page 12.*

It is noted that this dwelling does not meet the threshold to be included in the group listing due to its indistinctive style (in comparison to dwellings within the Hoskins Estate) but remains a contributory dwelling within the HCA.

78 Liverpool Road Burwood Heights	Austinlee Estate	
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78 Liverpool Road Burwood Heights incorporates strong cues from the Appian Way dwellings. It is a mixture of Federation Queen Anne styles and Federation Bungalow. Its original front fence has been replaced.

Not part of the original Hoskins Estate, but the Austinlee Estate, subdivided in 1913. The allotments of these Austinlee Estate dwellings remain large in reference to the elegance of these large and elegant dwellings.

3 History

3.1 Pre-Contact

The following Pre-Contact history has been extracted from the Burwood Council website.

The story of Burwood commences with the original owners of our island nation – the Aboriginal people. Long before the convict history and early European settlers, Aboriginals lived in complete harmony with nature. Archaeological evidence suggests that Aboriginal people occupied the area in and around Sydney at least 11,000 years ago and they may well have been there much longer.

The Aboriginals in Sydney belonged to two tribes; the 'Kuringal' or 'Eora' tribe who were coastal dwellers, and the 'Dharug' tribe who lived further inland to the foothills of the Great Dividing Range. Within these two tribes were specific clans or extended family groups.

The Aboriginals who lived in our neighbourhood, were known as the Wangal people. The Aboriginal leader Bennelong was a member of the Wangal clan.

Although the Wangal travelled about to trade and search for food, their territory was the land on the southern bank of the Parramatta River. Their boundaries extended to the west of Iron Cove to as far as Homebush Bay, with a southern boundary along the watershed between Cooks River and Sydney Harbour

The British First Lieutenant William Bradley writes in his journal about seeing a number of Wangal people along the banks of the river around Mortlake in 1788. When his exploration party stopped for breakfast on the opposite bank, a group of seven Wangals came over in canoes to meet them. "They left their spears in the canoes and came to us" wrote Lieutenant Bradley. When the Europeans had left, the Wangal people used the Europeans' fire to cook mussels they had gathered from surrounding rocks.

European invasion forced the retreat of the Wangal into alien territory, depriving them both of their source of food and spiritual connection with their country.

3.2 Development of Burwood

The following historical information has been extracted from the Heritage Impact Statement for 15 Appian Way by John Oultram in September 2021 – with Burwood Council edits. All references are contained in the original document.

The land which now includes The Appian Way, is sited within that part of Sydney granted to William Faithful in 1808. Faithful (1774-1847) was a private in the New South Wales Corps who had arrived in the penal colony in 1792. When discharged in 1799 he became the estate manager for Captain Foveaux. The new road to Liverpool (the Hume Highway) was put through Faithful's grant in 1815. At that time the 200 acres to the north of the road was purchased by Alexander Riley, and the land to the south of the road was regranted to Simeon Lord.

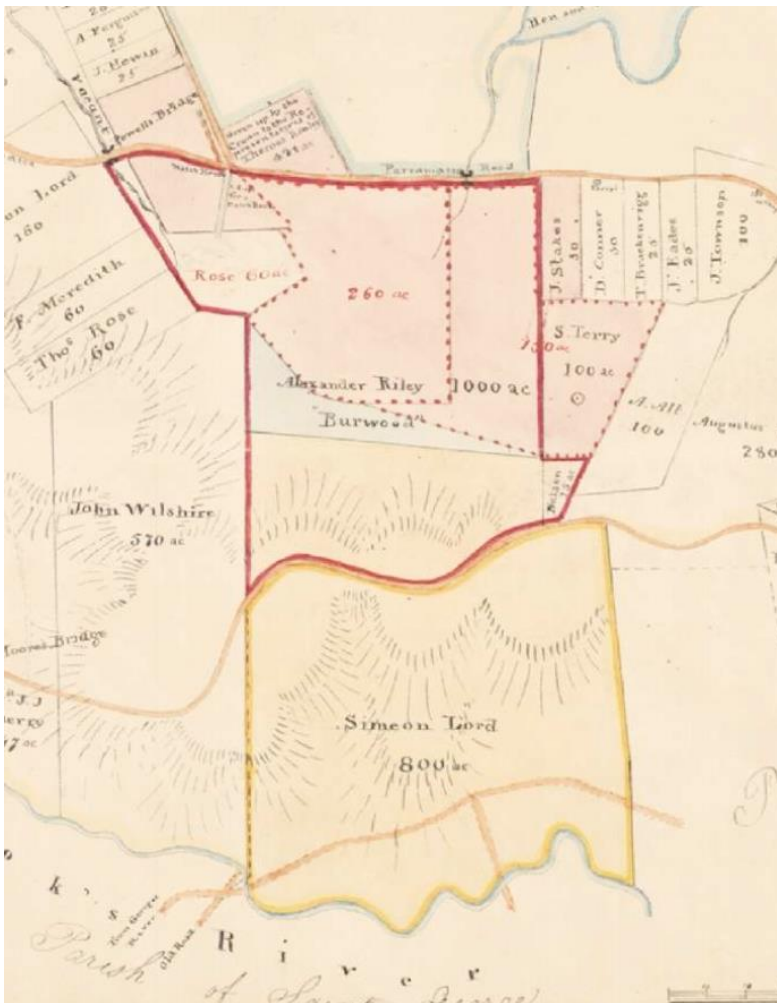


Figure 2 - This sketch survey was drawn in 1840 to show the various exchanges of land at Burwood. It recorded Faithfull's grant in yellow tint showing where Simeon Lord acquired the area south of Liverpool Road, and the area to its north now being Riley's Burwood. SLNSW

Riley (1778–1833) had arrived in Sydney in 1804 and was one of the first of the free settlers with capital to migrate to the colony. By 1809 he had settled on his grant beyond Liverpool named Raby and developed a pastoral industry there based on wool. Riley had purchased the late Captain Thomas Rowley's Burwood estate, then comprising 750 acres, in 1812. At Burwood Riley erected around 1812 a bungalow near the Parramatta Road boundary of his estate. The bungalow (demolished in 1937) and its timbered setting were depicted in the well-known painting by Joseph Lycett published in London in 1825. This vast estate with its extensive tree cover developed into something of a resort for Sydney's bushrangers in the mid-1820s, striking at travellers on the main roads to Liverpool and Parramatta and then retreating into the bush to evade capture.



Figure 3 - Joseph Lycett's painting of Riley's Burwood Villa, published in London in 1825. NLA

Following Riley's death in 1833, Rowley's children successfully claimed entitlement to the aforementioned 750 acres. That estate was divided then between Thomas Rowley (junior), John Rowley, John Lucas (the husband of Mary Rowley), and Henry Sparrow Briggs (the husband of Eliza Rowley), while the 200 acres formerly of Faithful's grant was shared equally between them.

¹

Over the 1830s and 1840s small areas of Burwood were released for sale by the Rowley descendants. These sales were mainly along the arterial roads leading to Liverpool and Parramatta and the purchasers in many instances were involved in trade associated with the road, such as coaching inns and other licensed premises. The bulk of the Rowleys' Burwood was subdivided in 1854 with the release of the Burwood Estate and Cheltenham Estate, with present day Appian Way being located within the Burwood Estate land release.



Figure 4 - This survey is of the Burwood Estate as subdivided. Not dated, after 1854. Marked-up to show the area of the future Hoskins Estate. Image reorientated for reproduction. SLNSW

These land releases were made in anticipation of the opening of the railway station at Burwood, which opened in September 1855 on the line between Sydney and Parramatta; with Burwood being one of four (Newtown, Ashfield, and Homebush) immediate stations at the time of the opening. Prior to the development of the suburban network of railways (and tramways) the population of Sydney was largely confined to the city and surrounding villages.

The population in the city rose markedly in the 1850s owing to the Gold Rush and migration; between 1851 and 1856 the population in the city wards increased by twenty per cent while the number of new houses completed over the same period was twelve per cent.²

The railway provided the means for people to live in suburbs and commute to the city to work.

The allotments in these Burwood land releases were large at between four to 10 acres and intended more for farmlets or subsistence farming. Re-subdivision of these blocks into suburban allotments commenced soon after: in 1858 in the area beside the railway station.³

One outcome of this closer settlement was the incorporation of the district as Burwood Council in 1874 after some five years of debate.

Around the railway station and along Burwood Road a commercial and civic nexus soon developed. Being private land releases no reserves were made for civic services and these developed where they could. The site for St Paul's Anglican Church for example was purchased by the parish in 1872. The local public school, opened in 1871 after a false start in 1858, was located some distance to the west. A local post office opened in 1861, Burwood Park was acquired in 1878, etc.

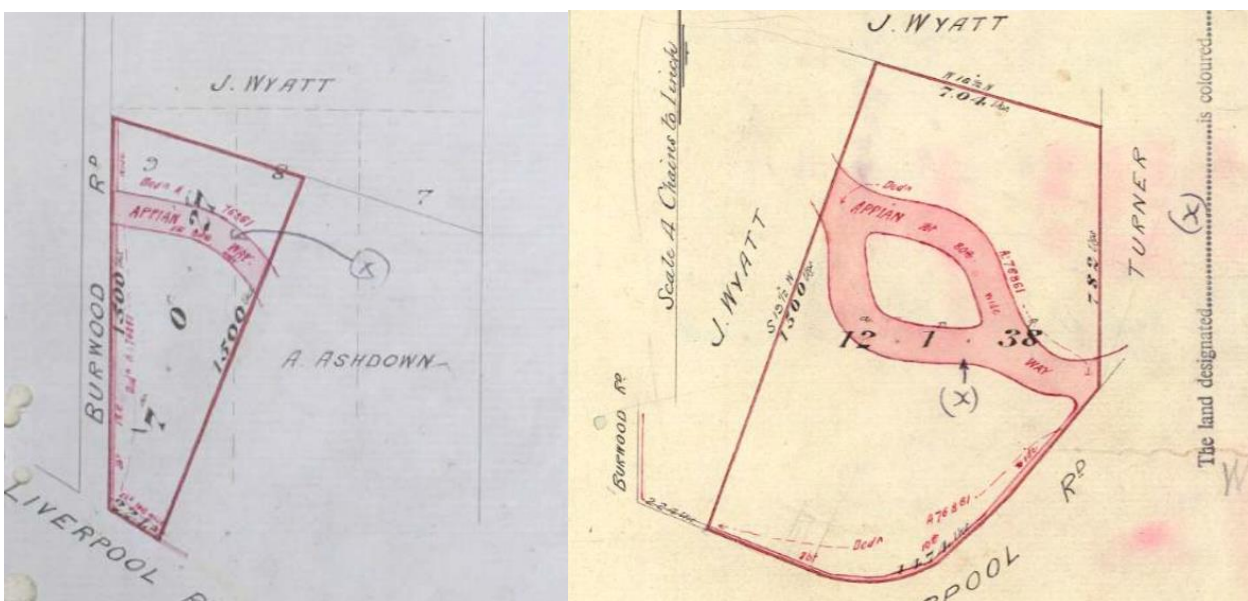


Figure 5 - Detail from Higginbotham and Robinson's 'Map of the Municipality of Burwood' published in 1893. SLNSW

The map above records the extensive re-subdivision that had occurred following the mid-1850s land releases. However, at the southeast corner of the municipality little development had occurred, and it was in this area that Hoskins developed his model estate. Marked up to show the extent of the Hoskins Estate comprising about 19&12 acres

3.3 Hoskin's Estate/The Appian Way

The developer of this estate, which comprises Appian Way and the original 39 houses, was George John Hoskins. These houses are situated within the 19&12 acres Hoskins purchased in 1903 from the executors of the late Charles Henry Humphrey.⁴



Plans of the two parcels of land Hoskins purchased in 1903 from the Humphrey family. The total area was about 19&1/2 acres. At a later date the public road of Appian Way was delineated. NSW LRS.

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

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

Hoskins purchased Humphrey's land with the intention of developing a model housing estate, and he informed Burwood Council of this in June 1903.⁵ By that date a plan had been prepared that has not survived, but by newspaper accounts it depicted an estate comprising 39 houses set within half acre blocks.⁶

By September 1903 the Council had approved Hoskins' scheme and it took on the construction of Appian Way, its connection with Burwood and Liverpool-roads, and laying on the drainage.⁷

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

The construction of the houses was staged. By August 1908 a number of cottages had been completed,⁸ which were available for lease from 104 pounds per annum⁹ (\$16,694 adjusted for inflation). By April 1905 some 15 cottages had been completed.¹⁰

The full suite of cottages seems to have been completed by 1909.¹¹

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

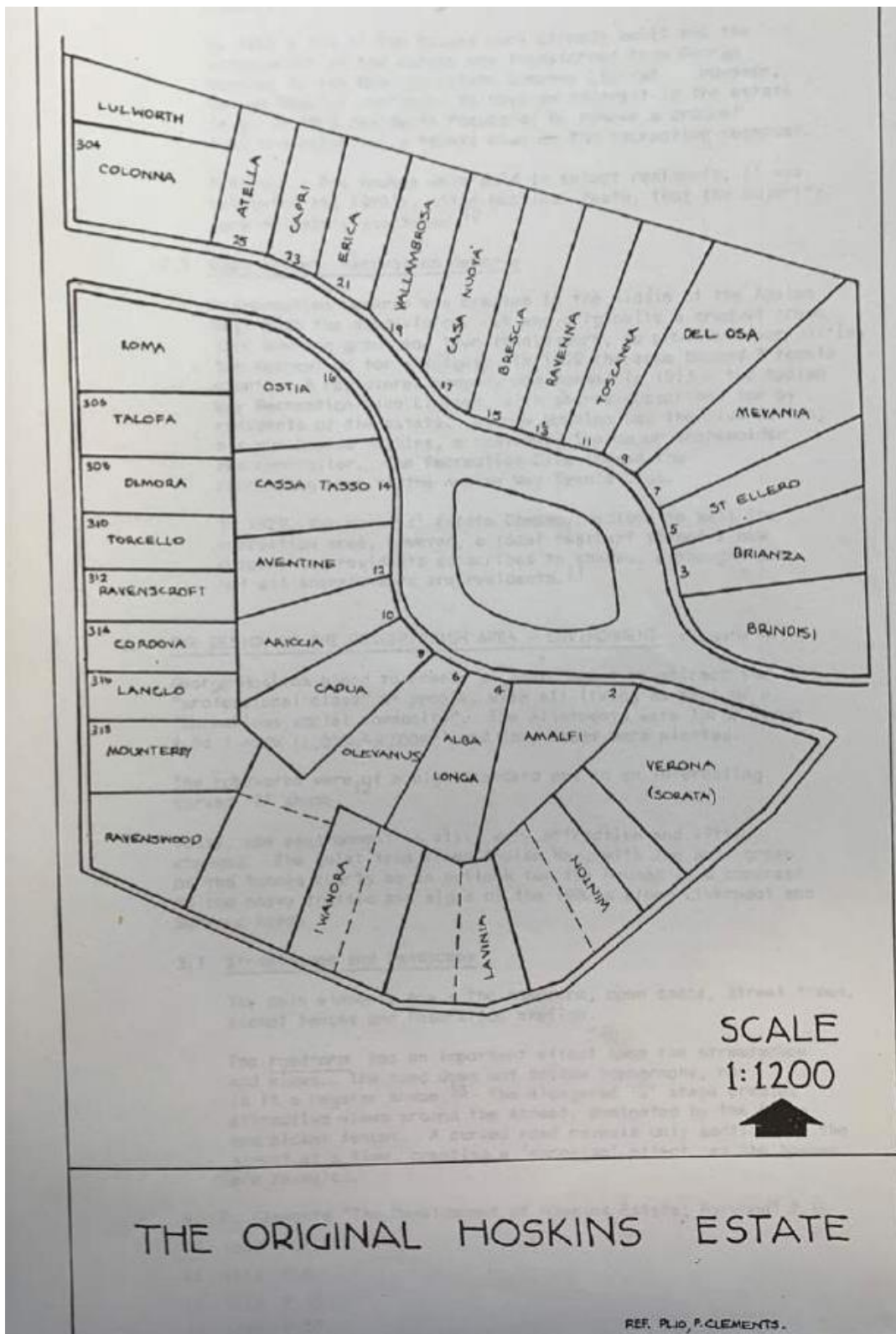


Figure 7 - Layout of Appian Way and original house names.

The builder of these houses was William Richards (?1854-?1944), who also acted as Hoskins on the ground agent. Richards (?1854-?1944) worked for other clients, an example being houses in Strathfield designed by architects Morrow and De Putron in 1909,¹² and alterations to one of the Hordern houses at Darling Point also for Morrow and De Putron in 1909.¹³ It has been stated that Richards also designed these houses, however architects Slatyer and Cosh (soon after becoming Spain and Cosh) were involved in some aspect of the development it would seem.¹⁴



Figure 8 – Diagram showing original (or early building footprints) with alterations since 1943. Demonstrating the highly intact group of dwellings. Jennifer Hill.

3.4 Austinlee Estate

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

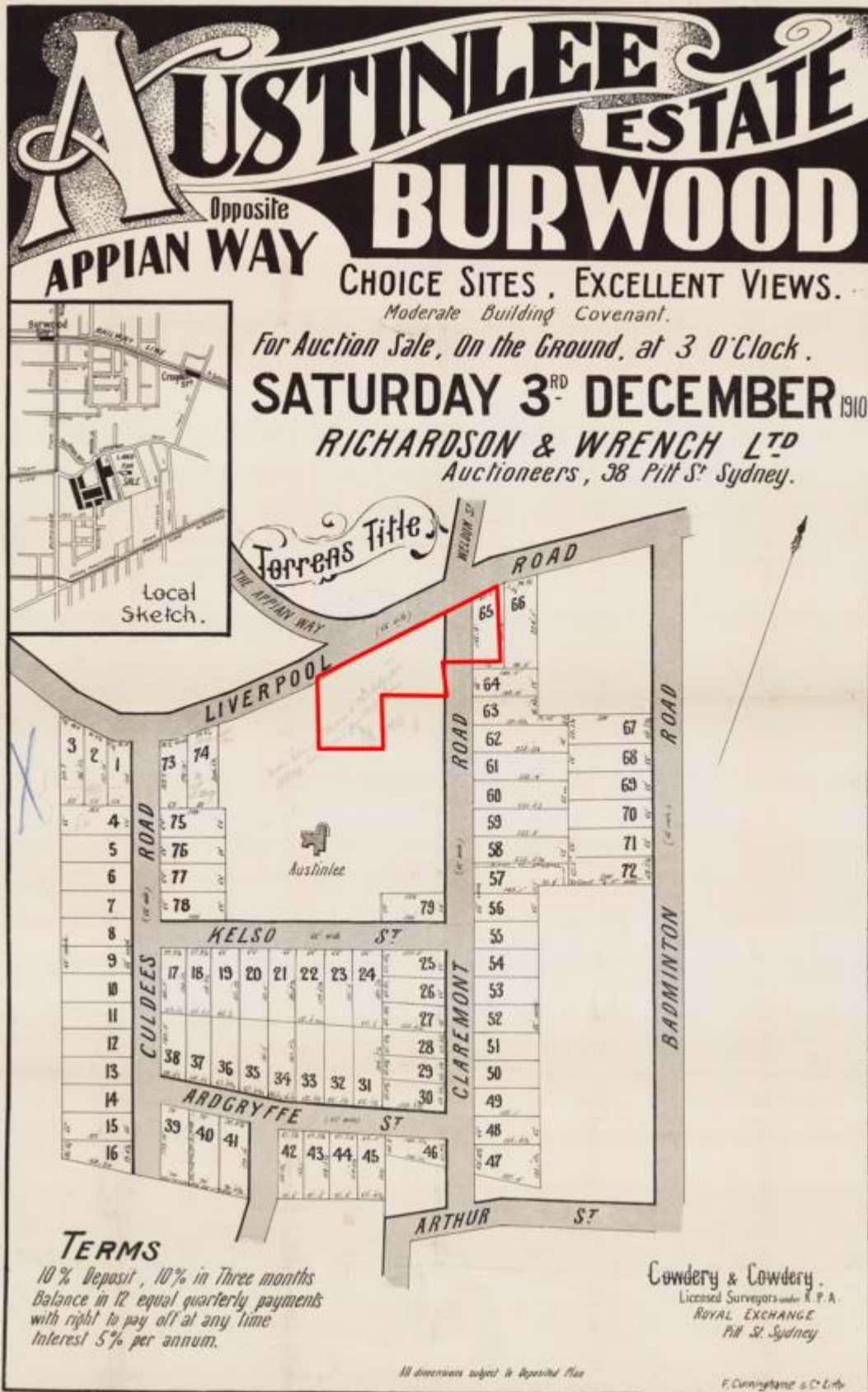


Figure 9 – 1910 Subdivision Plan prior to relevant Appian HCA allotments being added between Claremont and the new Kelso Street.

AUSTINLEE ESTATE

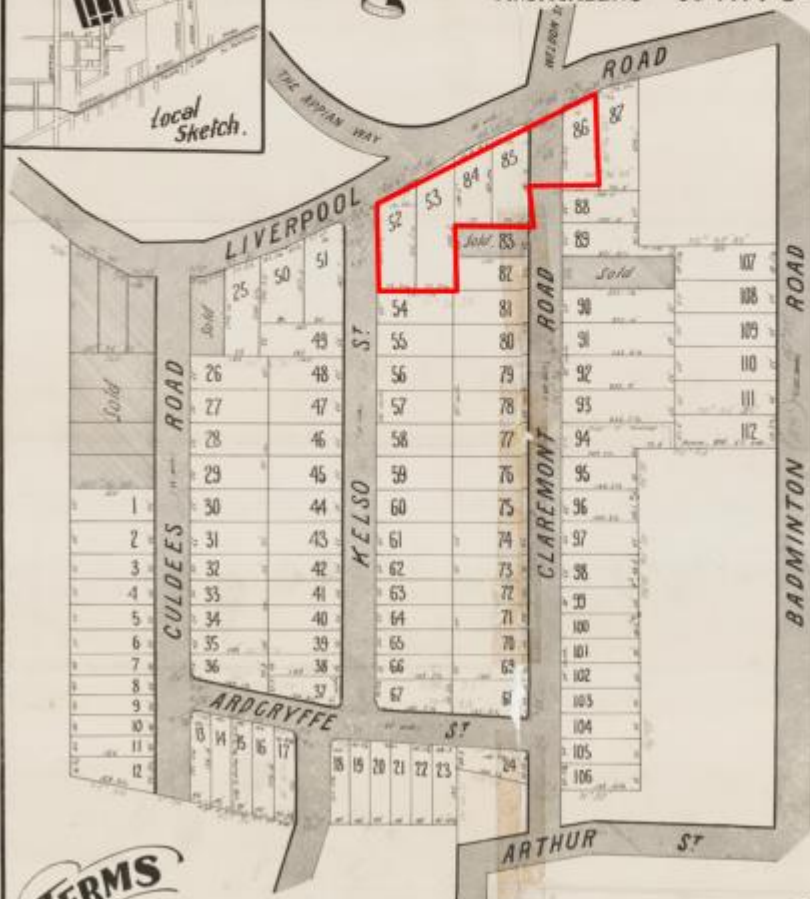
BURWOOD

OPPOSITE
APPIAN WAY

CHOICE SITES EXCELLENT VIEWS.

FOR AUCTION SALE ON THE GROUND AT 3 O'CLOCK
SATURDAY 18TH OCTOBER 1913

RICHARDSON & WRENCH LTD
AUCTIONEERS 98 PITT ST SYDNEY.



**TORRENS
TITLE**

Moderate
BUILDING COVENANT

Priddle & Gosling
Solicitors to the Estate
163 Pitt St Sydney

TERMS

10% DEPOSIT, 10% IN THREE MONTHS.
Balance in 12 equal quarterly payments
with right to pay off at any time.
Interest 5% per annum.

Cowdery & Cowdery
Licensed Surveyors under N.P.A.
Castlemagh St
Sydney

All dimensions to be Deposited Plan
William Brooks & Co. Ltd Sydney.

SP811 1835-73 -- 1913/64

Figure 10 – 1913 Subdivision Plan showing the relevant Appian Way HCA allotments now within the “Austinlee” Estate.

4 Existing Statutory Heritage Context

The area for this study is all currently included with The Appian Way Heritage Conservation Area/Precinct, identified as C1 within Schedule 5 of the *Burwood LEP 2012*. Currently, the conservation area does not contain any heritage items.

There are heritage items within the vicinity, however these are not part of this assessment.

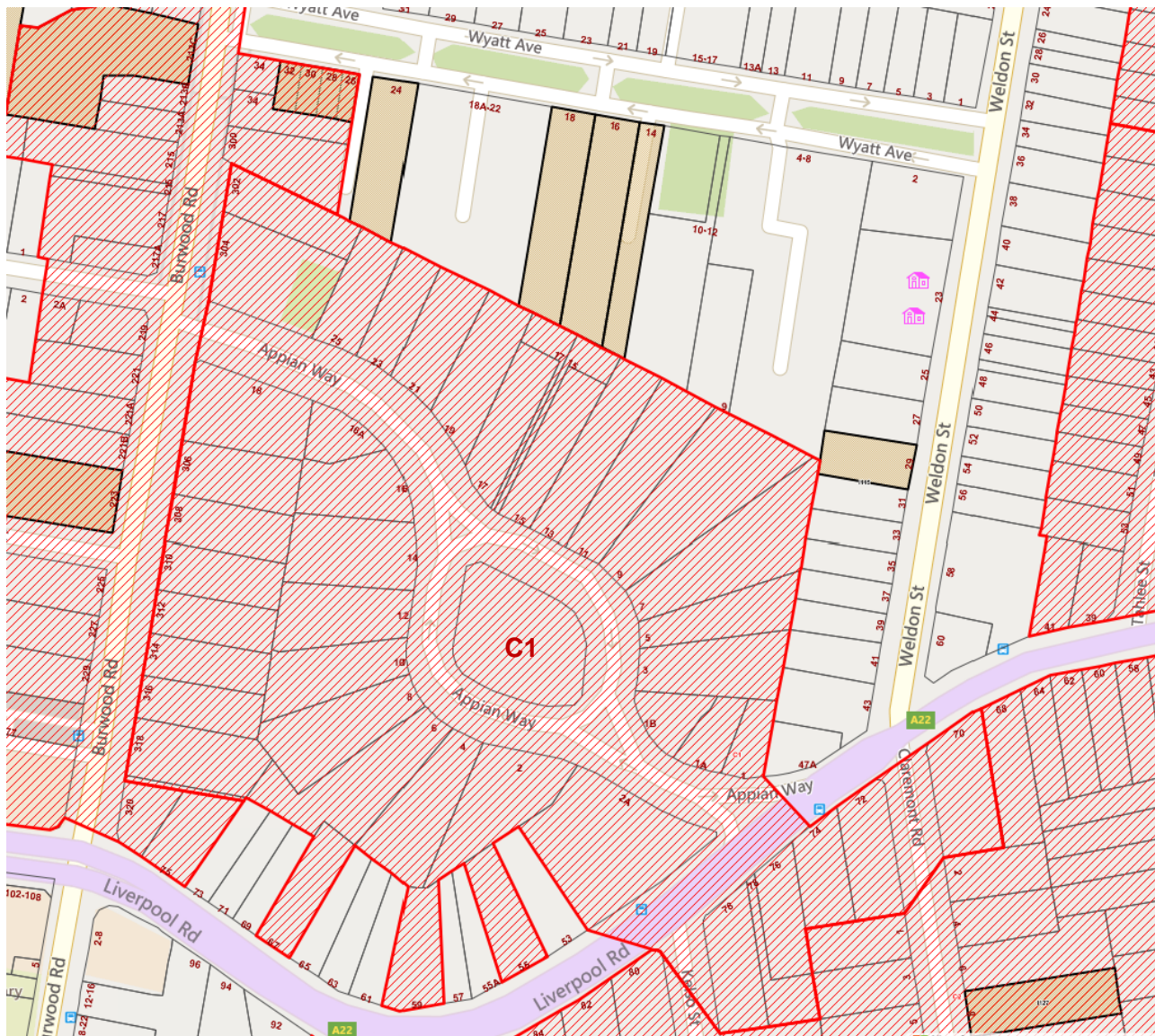


Figure 11 – The Appian Way Heritage Conservation Area/Precinct.

5 Heritage Assessment – Grouped Item

Table 2 – Summary Heritage Significance – Grouped Item

Address/ Name	Historical	Associative	Aesthetic or Technical	Social	Research Potential	Rarity	Representative
The Appian Way and Associated Federation Dwellings	✓	✓	✓	✗	✗	✓	✓

Table 3 – Grouped Item Heritage Assessment

NSW Heritage Criteria	Assessment
Historical <ul style="list-style-type: none"> important in the course, or pattern, of Burwood's cultural or natural history 	<p>It is a personal and individual interpretation of the architectural styles of the early 1900's by George Hoskins and builder/designer William Richards within the confines of a 'garden city' style suburb within a suburb. Each dwelling which remains intact from the original subdivision demonstrate the early 20th Century development of Burwood through a consistent, yet elaborate architectural forms.</p> <p>Each original dwelling within the group represent the historical 'garden city' planning movement, but unusually on a smaller scale (as opposed to Haberfield and Daceyville).</p> <p>Likely influences have been the first 'Garden Suburbs' in England at Bedford Park 1876 and in Bournemouth. Ebenezer Howard published a book "Garden Cities for tomorrow" in 1897 promoting integration of recreational and residential areas. Hoskins inclusion of a recreational area may be an idea taken from the Haberfield Estate development of R.Stanton with its provision of recreational facilities including lawns and a community meeting pavilion.</p> <p>There was no regulation regarding sub-divisions in New South Wales until 1906. Although William Richards had migrated from England the designs in the Appian Way are said to be based mainly on local Australian Architecture.</p> <p>The dwellings located within the Austinlee Estate are historically important due to their relationship with the early subdivision. These particular allotments and dwellings demonstrate a similar style to the dwellings located within the Hoskins Estate itself</p> <p>Where a dwelling is indicated to have met this criterion in Table 4 below, it means it is an original dwelling which remains relatively intact from the streetscape, that is readable as an original dwelling and <u>therefore meets the threshold for Historical Significance.</u></p>
Associative <ul style="list-style-type: none"> has strong or special association with the life or works of a person, or group of persons, of importance in Burwood's cultural or natural history 	<p>Each dwelling and allotment identified in Table 4 below as having associative significance are associated with George Hoskins who was instrumental in developing the steel industry in New South Wales.</p> <p>In 1903 George Hoskins who was founder of Australian Iron and Steel Industries, purchased 8ha of land at the intersection of Liverpool Road and Burwood Road. He conceived a design for a model suburban estate. The design included large houses on expansive grounds arranged around a centre recreation reserve. Mr. Hoskins, from 1893, resided in St. Cloud, No.223 Burwood Road, which overlooked the Appian Way.</p> <p><u>Therefore, the dwellings identified meet the threshold for Associative Significance.</u></p>
Aesthetic or Technical	<p>The group consists of rare Federation Queen Anne (sometimes referred to as Edwardian Bungalow) precinct of architectural and</p>

<ul style="list-style-type: none"> important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Burwood 	<p>constructional excellence. The group of dwellings represents an almost intact, complete Federation streetscape (though not strictly in Federation style) and is a unique part of the development of Burwood, and more broadly, Sydney with exceptionally generous landscaped settings of high quality. The ideas that influenced Richards' design of Hoskins Estate Houses were those of the Federation Queen Anne Style popular from the early 1890's to the start of World War One.</p> <p>The essential character of the houses of the estate are related to intersecting gabled roofs, verandahs integrated with the house under the same roofline and turned timber verandah posts.</p> <p>Generally, the houses are of complex, asymmetrical form, being dominated by extensive verandahs and prominent, irregular rooflines. The verandahs often have a corner emphasis and as the houses are placed on wide allotments, they tend to feature carefully designed and executed side elevations as well as street facades.</p> <p>The trees and shrubs used in the gardens have changed over the years, but original planting were probably a combination of Australian natives and exotic species.</p> <p>Dwellings identified in Table 4 below as having Aesthetic significance <u>have met the threshold for aesthetic significance as an individual dwelling as part of the group listing.</u></p>
<p>Social</p> <ul style="list-style-type: none"> strong or special association with a particular community or cultural group in Burwood (social, cultural or spiritual reasons) 	<p>While there is social significance within the conservation area as a rare 'garden city' estate whose early residents were likely to have been regular tennis players and/or users of the recreational space.</p> <p>The grouped dwelling listing focuses on the dwellings themselves and therefore <u>no individual dwellings or as part of a group meet the threshold for Social significance.</u></p>
<p>Research Potential</p> <ul style="list-style-type: none"> potential to yield information that will contribute to an understanding of Burwood's cultural or natural history 	<p>While there is research potential within the conservation area as a rare 'garden city' estate.</p> <p>The grouped dwelling listing focuses on the dwellings and therefore <u>no individual dwellings or as part of a group meet the threshold for Research Potential.</u></p>
<p>Rarity</p> <ul style="list-style-type: none"> possesses uncommon, rare or endangered aspects of Burwood's cultural or natural history 	<p>The group of dwellings comprises a very unusual and discrete form of garden suburb incorporating the ideas of the builder and owner, in particular the idea of leasing the houses to maintain control over the area.</p> <p>It is rare because no two allotments are same shape or size, with complex free standing designs quite different from the average urban street. No two houses are identical, yet are consistent in their overall Federation era form. While Federation dwellings are not rare within the LGA, the uniqueness of each dwelling, their setting within a 'garden suburb' and as a group of dwellings is rare.</p>

	Dwellings identified in Table 4 below as being rare <u>have met the threshold for as an individual dwelling as part of the group listing.</u>
Representative <ul style="list-style-type: none"> important in demonstrating the principal characteristics of a class of Burwood's cultural or natural places, or cultural or natural environments 	<p>It is a representative of an innovative approach to residential development that contains outstanding examples of Edwardian and Federation architecture in a garden setting.</p> <p>Each of the dwellings identified in Table 4 below as having Representative significance does so as an individual dwelling and as part of the group of Federation era dwellings. Each dwelling identified has minimal additions or alterations from the public domain (unless mentioned in Table 4). Council records also demonstrate that the majority of dwellings retain significant internal heritage fabric. <u>Therefore, the dwellings are considered to have met the threshold for representative significance.</u></p>

5.1 Statement of Significance

A rare Edwardian 'garden city' bungalow precinct with excellent Federation Queen Anne and at least one Federation Arts and Crafts architectural and landscape detail, largely intact streetscape, around an unusual and beautifully landscaped oval, containing a resident-owned recreational and sporting facility.








The design and construction of the estate was based on a vision of suburban utopia of its owner George Hoskins who was instrumental in developing the steel industry in NSW.

The concept for the design was based on 'Garden City' ideas being developed in England and USA at the time, for example, "Riverside" in Chicago by Frederick Law Olmstead and Vaux and "Bedford Park", "Port Sunlight" and "Letchworth" in England designed by Barry Parker and Raymond Unwin springing from the 'Picturesque Landscaping Movement' of the 18th Century in England.

The group of Federation era houses associated with the Appian Way HCA, have local significance for their ability to demonstrate early and unique subdivision pattern within Burwood, their unique yet consistent Federation aesthetic, their rarity as a group of dwellings within a garden city suburb, for their association with George Hoskins and for their representative value as fine examples of their type, most with minimal alterations from the public domain.

6 Summary Significance Matrix

Table 4 – Individual Dwellings Summary Heritage Assessment

Address/ Name	Historical	Associative	Aesthetic or Technical	Social	Research Potential	Rarity	Representative	Meets Heritage Significance Threshold?
1 Appian Way Burwood								No, this dwelling was constructed post 1960.
Formerly Brindisi								

Address/ Name	Historical	Associative	Aesthetic or Technical	Social	Research Potential	Rarity	Representative	Meets Heritage Significance Threshold?
1A Appian Way Burwood Formerly Brindisi	✗	✗	✗	✗	✗	✗	✗	No, this dwelling was constructed post 1960.
1B Appian Way Burwood Formerly Brindisi	✗	✗	✗	✗	✗	✗	✗	No, this dwelling was constructed post 1960.
2 Appian Way Burwood Amalfi	✓	✓	✓	✗	✗	✓	✓	Yes
2A Appian Way Burwood	✓	✗	✓	✗	✗	✓	✓	Yes
3 Appian Way Burwood Brianza	✓	✓	✓	✗	✗	✓	✓	Yes
4 Appian Way Burwood Alba Longa	✓	✓	✓	✗	✗	✓	✓	Yes
5 Appian Way Burwood St Ellero	✓	✓	✓	✗	✗	✓	✓	Yes
6 Appian Way Burwood Olevanus	✓	✓	✓	✗	✗	✓	✓	Yes
7 Appian Way Burwood Mevania	✓	✓	✓	✗	✗	✓	✓	Yes
8 Appian Way Burwood Cadua	✓	✓	✓	✗	✗	✓	✓	Yes

Address/ Name	Historical	Associative	Aesthetic or Technical	Social	Research Potential	Rarity	Representative	Meets Heritage Significance Threshold?
9 Appian Way Burwood	✓	✓	✓	✗	✗	✓	✓	Yes
Del Osa								
10 Appian Way Burwood	✓	✓	✓	✗	✗	✓	✓	Yes
Ariccia								
11 Appian Way Burwood	✓	✓	✓	✗	✗	✓	✓	Yes
Toscanna								
12 Appian Way Burwood	✓	✓	✓	✗	✗	✓	✓	Yes
Aventine								
13 Appian Way Burwood	✓	✓	✓	✗	✗	✓	✓	Yes
Ravenna								
14 Appian Way Burwood	✓	✓	✓	✗	✗	✓	✓	Yes
Cassa Tasso								
15 Appian Way Burwood	✓	✓	✓	✗	✗	✓	✓	Yes
Brescia								
16 Appian Way Burwood	✓	✓	✓	✗	✗	✓	✓	Yes
Ostia								
16A Appian Way Burwood	✗	✗	✗	✗	✗	✗	✗	No, this dwelling was constructed post 1960.
Land former Ostia								
17 Appian Way Burwood	✓	✓	✓	✗	✗	✓	✓	Yes

Address/ Name	Historical	Associative	Aesthetic or Technical	Social	Research Potential	Rarity	Representative	Meets Heritage Significance Threshold?
Casa Nuoya								
18 Appian Way Burwood Roma	✓	✓	✗	✗	✗	✓	✗	Yes This dwelling, while containing some unsympathetic layers, remains readily readable as an original dwelling. It is also one of the first dwellings constructed and is a 'gateway' to The Appian Way. Many of the alterations are recoverable.
19 Appian Way Burwood Yallambrosa	✓	✓	✓	✗	✗	✓	✓	Yes
21 Appian Way Burwood Erica	✓	✓	✓	✗	✗	✓	✓	Yes
23 Appian Way Burwood Capri	✓	✓	✓	✗	✗	✓	✓	Yes
25 Appian Way Burwood Atella	✓	✓	✓	✗	✗	✓	✓	Yes
302 Burwood Road Burwood Lulworth	✓	✗	✓	✗	✗	✓	✓	While this property does meet the threshold for heritage listing. It cannot be included in the group listing associated with Federation era houses. It remains a contributory dwelling within the HCA with a recommendation for it to be included in follow-up heritage study.
304 Burwood Road/27	✓	✓	✓	✗	✗	✓	✓	Yes

Address/ Name	Historical	Associative	Aesthetic or Technical	Social	Research Potential	Rarity	Representative	Meets Heritage Significance Threshold?
Appian Way Burwood								
Colonna								
306 Burwood Road Burwood	✓	✓	✓	✗	✗	✓	✓	Yes
Talofa								
308 Burwood Road Burwood	✓	✓	✓	✗	✗	✓	✗	Yes
Dimora								
310 Burwood Road Burwood	✓	✓	✓	✗	✗	✗	✓	Yes
Torcello								
312 Burwood Road Burwood	✓	✓	✓	✗	✗	✓	✗	Yes
Ravenscroft								
314 Burwood Road Burwood	✗	✗	✗	✗	✗	✗	✗	Elements of this dwelling are readable as an original dwelling (form), however layers of unsympathetic alterations and additions have removed the dwellings heritage integrity. These layers are not readily reversible.
Cordova								
316 Burwood Road Burwood	✓	✓	✓	✗	✗	✓	✗	Yes
Langlo								
318 Burwood Road Burwood	✓	✓	✓	✗	✗	✓	✓	Yes
Mounterey								

Address/ Name	Historical	Associative	Aesthetic or Technical	Social	Research Potential	Rarity	Representative	Meets Heritage Significance Threshold?
55 Liverpool Road Burwood Winton	✓	✓	✓	✗	✗	✓	✓	Yes
59 Liverpool Road Burwood Lavinia	✓	✓	✓	✗	✗	✓	✓	Yes
67 Liverpool Road Burwood Iwanora	✓	✓	✓	✗	✗	✓	✓	Yes
70 Liverpool Road Burwood Heights	✗	✗	✗	✗	✗	✗	✗	No Does not possess the same level of detailing, styling and form as the majority of the dwellings. This dwelling does not meet the threshold for individual or group listing for any of the criteria, however remains as a contributory dwelling with the HCA.
72 Liverpool Road Burwood Heights	✓	✗	✓	✗	✗	✓	✓	Yes As this dwelling is outside the Hoskins Estate it does not meet Associative Significance.
74 Liverpool Road Burwood Heights	✓	✗	✓	✗	✗	✓	✓	Yes As this dwelling is outside the Hoskins Estate it does not meet Associative Significance.
76 Liverpool Road Burwood Heights	✗	✗	✗	✗	✗	✗	✗	No Does not possess the same level of detailing, styling and form as the majority of the dwellings.

Address/ Name	Historical	Associative	Aesthetic or Technical	Social	Research Potential	Rarity	Representative	Meets Heritage Significance Threshold?
								This dwelling does not meet the threshold for individual or group listing for any of the criteria, however remains as a contributory dwelling with the HCA.
78 Liverpool Road Burwood Heights	✓	✗	✓	✗	✗	✓	✓	Yes As this dwelling is outside the Hoskins Estate it does not meet Associative Significance.

7 Conclusions and Recommendations

Of the 43 dwellings which are located in the existing Appian Way Heritage Conservation Area, this assessment has found that 35 dwellings meet the threshold for a group listing as heritage items of like Federation era dwellings. While not all of these 35 dwellings meet the same heritage significance criteria, they all meet at least 4 of the criteria, importantly, they all meet Historical Significance and Associative Significance which link all 35 dwellings together, along with their aesthetic or representative values.

There are 8 dwellings that do not meet the threshold for inclusion in the group listing. These are

- 1 Appian Way Burwood – Built post 1960.
- 1A Appian Way Burwood - Built post 1960.
- 1B Appian Way Burwood - Built post 1960.
- 16A Appian Way Burwood - Built post 1960.
- 302 Burwood Road Burwood – is not a Federation era dwelling. Has potential heritage significance as a separate item.
- 314 Burwood Road Burwood – has had layers of unsympathetic alterations which have removed most traces of its heritage integrity.
- 70 Liverpool Road Burwood Heights – does not possess the same level of detailing, styling and form as the majority of the dwellings.
- 76 Liverpool Road Burwood Heights – does not possess the same level of detailing, styling and form as the majority of the dwellings.

It is recommended that the following dwellings be included in Schedule 5 of the *Burwood Local Environmental Plan 2012* as a grouped heritage item. The Inventory Sheet will include descriptions of each dwelling (as included above) and identify the heritage curtilage applies to each allotment and includes internal areas which contain significant heritage fabric.

- 2 Appian Way Burwood - Lot102 - DP592227
- 2A Appian Way Burwood - Lot40 - DP12249
- 3 Appian Way Burwood - Lot1 - DP984192
- 4 Appian Way Burwood - Lot18 - DP12249
- 5 Appian Way Burwood - Lot37 - DP166468
- 6 Appian Way Burwood - Lot1 - DP953252
- 7 Appian Way Burwood - Lot36 - DP12249

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- 8 Appian Way Burwood - Lot20 - DP12249
 - 9 Appian Way Burwood - Lot1 - DP167955
 - 10 Appian Way Burwood - Lot21 - DP12249
 - 11 Appian Way Burwood - Lot1 - DP304076
 - 12 Appian Way Burwood - Lot22 - DP12249
 - 13 Appian Way Burwood - Lot33 - DP12249
 - 14 Appian Way Burwood - Lot1 - DP945586
 - 15 Appian Way Burwood - Lot32 - DP12249
 - 16 Appian Way Burwood – Lot B - DP406214
 - 17 Appian Way Burwood - Lot31 - DP12249
 - 18 Appian Way Burwood - Lot1 - DP12249
 - 19 Appian Way Burwood - Lot30 - DP12249
 - 21 Appian Way Burwood - Lot29 - DP12249
 - 23 Appian Way Burwood - Lot28 - DP12249
 - 25 Appian Way Burwood - Lot27 - DP12249
 - 304 Burwood Road Burwood - Lot1 - DP945216
 - 306 Burwood Road Burwood - Lot2 - DP12249
 - 308 Burwood Road Burwood - Lot3 - DP12249
 - 310 Burwood Road Burwood - Lot4 - DP12249
 - 312 Burwood Road Burwood - Lot5 - DP12249
 - 316 Burwood Road Burwood - Lot1 - DP305311
 - 318 Burwood Road Burwood - Lot8 - DP12249
 - 55 Liverpool Road Burwood - Lot43 - DP12249
 - 59 Liverpool Road Burwood - Lot15 - DP12249
 - 67 Liverpool Road Burwood - Lot12 - DP12249
 - 72 Liverpool Road Burwood Heights - Lot85 - DP7371
 - 74 Liverpool Road Burwood Heights - Lot84 - DP7371
 - 78 Liverpool Road Burwood Heights - Lot52 - DP7371