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Burwood North Precinct Masterplan – Heritage Significance Assessment

For Burwood Council and Cox Architecture

V1.3

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Executive Summary

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Hector Abrahams Architects have been engaged, in collaboration with Cox Architecture, to determine if seven places within the study area of the Burwood North Precinct Master Plan merit their listing on Schedule 5 of the Burwood Local Environmental Plan 2012 (LEP).

The authors completed an external physical inspection of all places in February 2023 and determined three places (Methodist Ladies Colleges, Bath Arms Hotel, and Teacher's residence Christian Brothers High School) clearly demonstrated local significance and did not require further investigation. The significance of the remaining four places was less clearly demonstrated and these places have been researched and assessed to determine their significance.

This report is mainly focused on the assessment of the remaining four places. These assessments were conducted on the basis of a site visit to the exterior of each place, desktop comparative analysis, review of publicly available interior images (from real estate websites), and desktop historical research drawing on primary source material available online. Based on this research and analysis, an assessment was conducted for each place against the NSW Heritage Criteria. The assessment determined that:

9-11 Archer Street, Burwood merits listing in the Burwood LEP. They are a fine example of a pair of single-storey terraces, relatively unusual in Sydney, in the Italianate style. The intactness of the façade, plan form, and the interior details of number 11 contributes to the significance.

90-98 Burwood Road, Burwood includes a fine example of a Free Classical parapet, but much of the remainder of the terrace group, including much of the rest of the façade, has been greatly compromised. It is not best practice to list only facades or elements of facades, unless the façade itself is particularly significant and the rest of the building is compromised. In this case, the façade is a good example. However, in the opinion of the authors, it is not in itself so significant as to merit listing. Even so, given the lower threshold of significance and integrity applied to similar items in the locality, retention as a local item is appropriate. If this façade is to retain its listing, it should be amended to ensure that it covers the parapet specifically and careful thought should be given to policies that would ensure it retained its significance in the event of new development. Otherwise, de-listing would also be appropriate.

12-14 Burwood Road, Burwood are examples of Victorian Italianate terraces. 14 Burwood Road has been dramatically altered, retaining only some façade detail. The alterations to 12 Burwood Road are less substantial, and it still retains its plan form and most of its façade, though it has lost interior details. 12 Burwood Road is a good example, but is compromised by the changes to its partner, and does not clearly merit listing on its own. De-listing of these buildings would be appropriate.

7 Neich Parade, Burwood is an example of a Queen Anne cottage. There are many examples of this type and style listed in the Burwood LEP, most of which are clearly more architecturally distinctive and refined. 7 Neich Parade is, at least in terms of its exterior, not notably different from other cottages in the same area that are not listed. Real estate photos dated to 2010 suggest that at that time parts of the interior were generally intact, though other parts had been altered. The place does not meet the threshold for listing on the Burwood LEP. Therefore, de-listing of the place would be appropriate.

Introduction

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The authors have been engaged by Burwood Council, in collaboration with Cox Architecture, to assess the significance of the seven heritage items located within the study area of the Burwood North Precinct Master Plan. The objective of the study is to assess the significance of these places and determine whether they meet the threshold for listing in the Burwood Local Environmental Plan 2012 (LEP) and, if it is determined they do, make recommendations for their future conservation in the context of the new master plan.

The seven local heritage items are located within the study area and are locally listed for the following reasons:

- Attached Houses, 9-11 Archer Street (item I2), is of historic and aesthetic significance, as representative examples of late Victorian workers cottages.¹
- Terrace Houses, 12-14 Burwood Road (item I16), is of historic and aesthetic significance, as a representative example freestanding terraces built in the 1880s.²
- Federation House, 7 Neich Parade (item I83), is of historic and aesthetic significance. The allotment is evidence of early subdivision patterns in Burwood. It is “a very good example of a single storeyed c. 1890s-1900 Federation bungalow”³ (though research suggests it actually dates from the early 20th Century).
- Victorian shops, 90-98 Burwood Road (item #I19), is of historic and aesthetic significance. The buildings and facades are evidence of part of an early subdivision and Victorian development period.⁴
- Bath Arms Hotel, 352-354 Paramatta Road (I94), is of local significance for five of the seven criteria. It has local historical significance as it is located on the former site of the Bath Arms Inn and provides evidence of the development of Burwood in the late 19th and early 20th Centuries.⁵
- Methodist Ladies’ College (MLC), 45 Park Road (item I89), is of local significance for five of the seven criteria. “MLC is of historic, aesthetic and social significance as a good example of an early all girls Church run School established in the late 1880s, as part of the early development in the local area”.⁶
- Teachers’ residence Christian Brothers High School, 17 Comer Street (I45), is of historic, associative, aesthetic and social significance; it is a representative example of a freestanding Victorian Italianate style house.⁷

The assessment includes a description of the site, history, physical analysis, comparative analysis, significance assessment and listing recommendations. A methodological approach was employed rather than determinative. It is the opinion of the authors of this report that the Bath Arms Hotel, MLC and Teachers’ residence at Christian Brothers High School clearly demonstrate

¹ “Attached Houses [Item 002]”, State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250063>

² “Terrace Houses [Item 016]”, State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.State.gov.au/App/Item/ViewItem?itemId=1250050>.

³ “Federation House [Item 83].”

⁴ “Victorian Shops – First floor facades only [Item 019]”, State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250053>.

⁵ “Site of the Bath Arms Hotel [item 94]”, State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250049>

⁶ “Methodist Ladies College [Item 89]”, State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250043>

⁷ “17 Comer Street Burwood [Item 45]”, State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.State.gov.au/App/Item/ViewItem?itemId=1250078>.

local significance and therefore, do not require further investigation. This report focuses on the remaining four heritage items where significance is less clearly demonstrated.

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The report was prepared by Georgia Holloway, Tristan Ryan and Hector Abrahams of Hector Abrahams Architects. Georgia Holloway and Tristan Ryan visited the places in February 2023.

Methodology

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Hector Abrahams Architects completed an external physical inspection of the subject places on 16 February 2023.

Based on brief desktop research and review of the places, it has been determined that three of the places clearly merit their listing and do not require further investigation. These are; the Bath Arms Hotel at 352-354 Parramatta Road, Christian Brothers High School teachers' residence at 17 Comer Street, and the Methodist Ladies College at 45 Park Road, Burwood. These places are given summary reviews in this report.

The majority of the report is therefore focused on the four places which have less clear significance. These are the; Attached Houses at 9-11 Archer Street, Semi-detached houses at 12-14 Burwood Road, Federation house at 7 Neich Parade, and the Victorian shop facades at 90-98 Burwood Road, Burwood.

The authors have assessed each of the properties against the seven criteria of the NSW Heritage manual guidelines *Assessing Heritage Significance* and in accordance with the principles of the *Burra Charter: the Australia ICOMOS Charter for Place of Cultural Significance*.

History of Burwood

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The following history of Burwood has been taken from the State Inventory:⁸

“The first land grants in the Burwood district included those to Thomas Rowley in c.1799 and William Faithful in c.1808. In c.1812, Rowley’s ‘Burwood Farm’ was bought by Alexander Riley, who built the first house in the district, ‘Burwood Villa’ in c.1814.

Early activity in the area included farming activities, collection of timber and the development of service industries along Parramatta and Liverpool Roads. A railway was constructed in c.1855 to link Sydney and Parramatta, with Burwood being one of the six stops. It became a passenger service for the wealthy city businessmen who lived in villa estates. A village subdivision was laid out around the railway line in c.1854 and the area remained relatively open. Through to c.1880’s, a number of gentleman’s estates were established in and around Burwood.”

⁸ “Methodist Ladies College [Item 89],” State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250043>



Figure 1 Municipality of Burwood second edition map, 17 June 1885, (Source: SLNSW FL16812320)

1. Attached Houses; 9-11 Archer Street, Burwood

1.1. History

9-11 Archer street Burwood was built on Wangal land. This specific lot was part of the Park View Estate, before it was subdivided circa 1880s.⁹ References to Archer Street appear in Sands Directory in 1885,¹⁰ with the western side being developed more quickly such that by 1890 there were five residents.¹¹ The apparent longest occupying resident of 11 Archer Street may have been Adolphus Dingeldei who is first listed in the Sands Directory in 1903 he continues to be listed until 1922.¹² Dingeldei is listed as occupant of 11 Archer Street in *Wise's New South Wales Post Office Directory* in 1922-24, though appears to be the occupant of number 13 according to Sands Directory.¹³ The death of Dingeldei is reported in 1953 and the residence of his wife, Nora Dingeldei 13 Archer Street.¹⁴

The occupants of either 9 and 11 Archer are numerous but is first listed as John Savage in 1903, William Bowman in 1904, and from 1908 – 1920 Samuel Carter is listed.¹⁵ In 1932-33 Murphy and Fletcher William are listed as 9-11 Archer Street, respectively, Adolphus Dingeldei is listed as 13.¹⁶

Based on the available information and research conducted, none of the former occupants appear to be notable. It is probable that the street was inhabited primarily by

⁹ Map of the municipality of Burwood, parish of Concord [cartographic material], Higinbotham and Robinson (Sydney: Higinbotham & Robinson [1893?]), State Library NSW, <https://collection.sl.nsw.gov.au/record/74VKO5k0dayg>

¹⁰ Sands Directory, 1885 Part 2, 165, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900194>

¹¹ Sands Directory, 1890 Part 2, 181, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900141>

¹² Sands Directory 1903 Part 3 - Suburban Directory - Ashfield to Glebe (01/01/1903 - 31/12/1903), 251, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899984>; 1904 Part 3 - Suburban Directory - Ashfield to Glebe (01/01/1904 - 31/12/1904), 246,

<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899966>; 1908 Part 3 – Suburban Directory – Ashfield to Drummoyne (01/01/1908 – 31/12/1908), 257,

<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899890>; 1910 Part 3 – Suburban Directory – Annandale to Darlington (01/01/1910 – 31/12/1910), 268,

<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899848>; 1912 Part 3 – Suburban Directory – Alexandria to Camperdown (01/01/1912 – 31/12/1912), 281,

<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899804>; 1920 Part 3 - Suburban Directory - Ashfield to Drummoyne, 246, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899606>

¹³ Sands (1922). BURWOOD including CROYDON (part of) and STRATHFIELD (part of)., *Wise's New South Wales post office directory* Retrieved March 16, 2023, from <http://nla.gov.au/nla.obj-696009532>; (1924). BURWOOD., *Wise's New South Wales post office directory* Retrieved March 16, 2023, from <http://nla.gov.au/nla.obj-671369597>

¹⁴ Sydney Morning Herald (NSW : 1842 - 1954), Tuesday 28 April 1953, page 16 <https://trove.nla.gov.au/newspaper/article/18370991>

¹⁵ Sands Directory, 1903, 1904, 1908, 1910, 1912, 1920, *ibid*.

¹⁶ Sands Directory, 1932-3 Part 3 - Suburban Directory - Balmain to Strathfield (01/01/1932 - 31/12/1933), p 245, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899274>

the working class, based on the professions that are identified in Sands – carpenters and builders.¹⁷

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List of occupants, 9-11 Archer Street, Burwood.

Year	Listed as	Occupants
1900	No street address or building number	
1903	No street address or house name	Adolphus Dingeldei
1904	No street address or house name	
1908 - 1920	Street address of 9 and 11 Archer Street appear in c1918	
1922	9 and 11 Archer Street	
1932-33	9, 11 and 13 Archer Street	9 Murphy William 11 Fletcher William 13 Adolphus Dingeldei

¹⁷ Sands Directory, 1890 Part 2, 181, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900141>

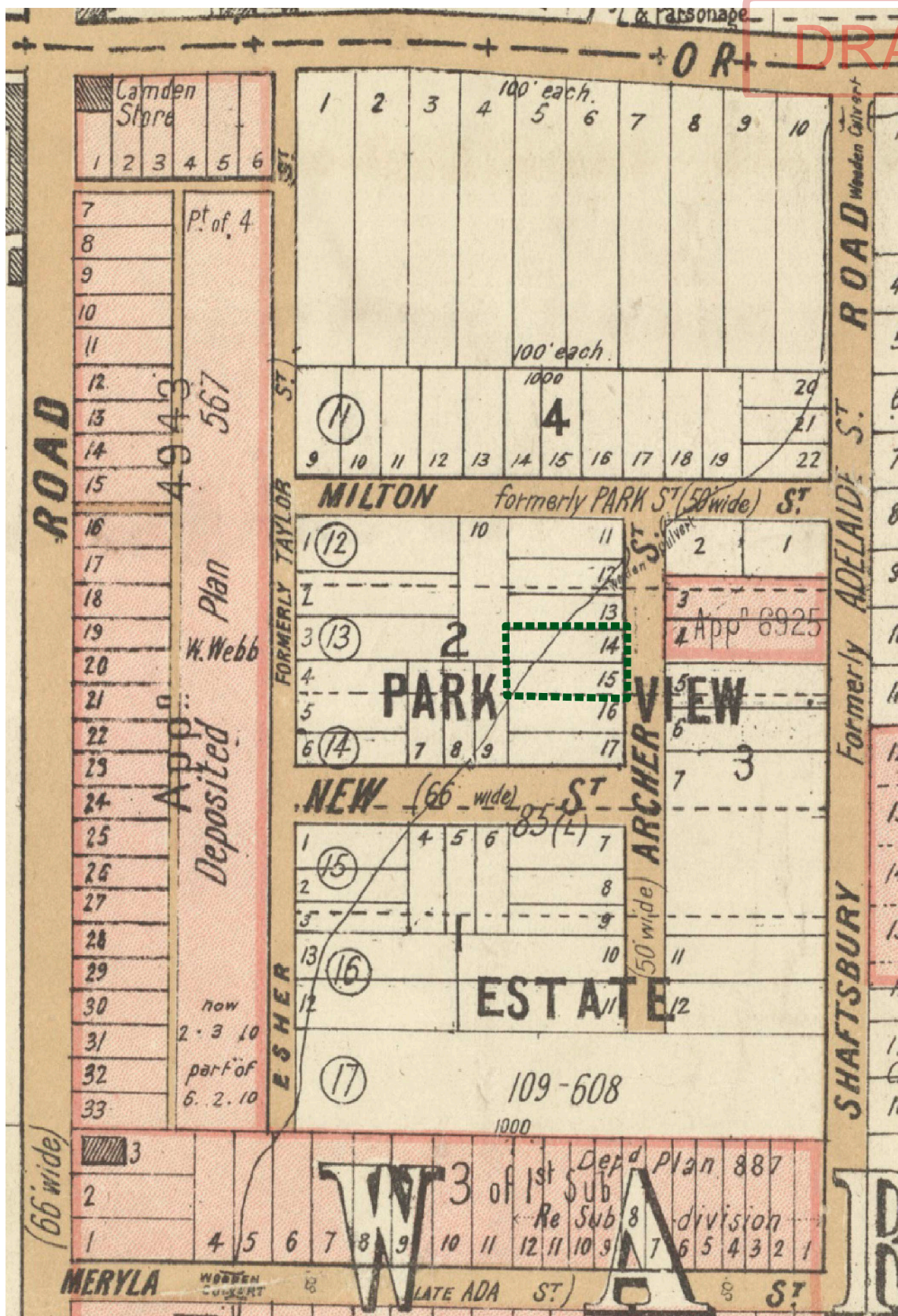


Figure 2 Approximate location of 9-11 Archer Street marked in green. (Source: SLNSW FL16812320, HAA overlay)



Figure 3 9-11 Archer Street, Burwood marked in red 1943. (Source NSW Historical Imagery, HAA overlay)

1.2. Physical Analysis

9-11 Archer Street is a pair of single-storey terrace houses. They are Victorian-era Italianate in style, with a bullnose roof above the veranda, and a parapet in front of a skillion roof. The parapet is ornamented by a central curved pediment flanked by ornate plaster decoration, possibly missing a central element. A protruding cornice detail runs along the centre of the parapet, supported by small decorative corbels. The boundary walls curve with the line of the roof, with further ornate corbels at the eaves. The windows at number 11 appear to be original, with rounded corners to the architraves of both doors and window frames. At number 9 the windows appear to have been altered to become one window, but retain evidence of the architrave and sill. There are arch-headed niche details in the inside of each boundary wall. The fronts of each property are differing shades of pale yellow, and the parapet a third shade, suggesting that pale yellow is likely to reflect the original colour scheme. Both front fences have been modified, as have both verandas, and the niches of number 9 have been painted with a scheme that resembles crazy paving. Otherwise, the exteriors of both houses appear to be reasonably intact.

Real estate photos from 2019 and a site plan of number 11 suggest that it retains its original plan form (with a later extension at the rear) and many interior details including cornice, skirting, fireplaces and architraves. The modifications to the property have not compromised its overall design integrity. Modifications to number 9 (photos dating from 2017) appear to be somewhat more extensive, with historical details not clearly visible in photographs. However, the front portion of the plan form has been retained here also. The modifications to number 9 are not so extensive as to compromise the design integrity of the pair.



Figure 4 9 (right) and 11 (left) Archer Street, Burwood (Source: HAA)




Figure 5 The roof line behind the parapet of 11 Archer Street. The architrave details of the windows is also visible. (Source: HAA)

1.3. Comparative analysis

9-11 Archer Street is at present identified in its listing as a pair of worker's cottages. It is quite likely that they were inhabited by working class people, as noted above, but they do not confirm to the ordinary typology of a worker's cottage. Nevertheless, a comparison to these has been included, as well as comparisons to single storey terrace houses.

Image	Address	Description
Workers Cottages		
 <p>Figure 6 26-32 Wyatt Avenue, Burwood, Author Unknown, 2010, State Inventory</p>	<p>Semi-detached Cottages [Item 126], 26-32 Wyatt Avenue, Burwood 2134</p>	<p>A group of four Federation semi-detached homes constructed c1900-1910s. While stylistically different to 9-11 Archer Street with terracotta tile hipped roofs, face brickwork and a projecting gable wing the terraces are a representative example of single storey semi-detached Federation houses. The buildings are historically associated with George Hoskins, a notable builder who subdivided his large estate from 1903 to create a model suburb. These terraces were built to accommodate "minor servants of Hoskins and his fellow residents".¹⁸</p>
 <p>Figure 7 'Row of Workers Cottages', Graham Neaves, 1989, State Inventory</p>	<p>Row of Workers Cottages [Item 6391], 3-9 Robinson Street, Wollongong NSW 2500</p>	<p>3-9 Robinson Street are locally significant to the Wollongong area for historic and aesthetic reasons, they are a representative example of "modest Federation timber cottages"</p>

¹⁸ "semi-detached Cottages [Item 126]," State Heritage Inventory, accessed March 24, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250261>

 <p>Figure 8 '7 Robinson Street', Carly Boag, 2017, State Inventory</p>	<p>in the local area”.¹⁹ Unlike 9-11 Archer Street the cottages were built to accommodate workers. The cottages are representative of modest accommodation of this period and are relatively locally rare remnants of this type.</p>
 <p>Figure 9 "cottages", Mathew Stubbs, January 2000, State Inventory</p>	<p>Early workers cottages [Item I427], 23-31 Isabella Street, Queens Park, NSW 2022</p> <p>Single storey stone construction houses with roof pitching to street most have been altered, verandahs lost or replaced, original stonework survives. 21-31 Isabella Street are some of the first workers cottages in the Waverly Council area. Described as a “fine row of early workers cottages, now rare”.²⁰ The cottages were built on land originally owned by Simeon Pearce and his brother. It is possible the cottages were constructed by the Pearces’ for workers on their holdings.</p>

¹⁹ “Row of Workers Cottages,” State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2700696>

²⁰ “Early workers cottages,” State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2620178>



Figure 10 "Timber workers cottage, 10 Sturt Street Campbelltown", Paul Davies Pty Ltd, 2009, State Inventory

House - Timber Workers Cottage [Item 140], 10 Sturt Street, Campbelltown NSW 2560

10 Sturt Street is very early and simple single storey workers cottages, constructed c1870s. The buildings are representative of some of the earliest infill of the Campbelltown Town Plan.²¹ 10 Sturt Street provides physical evidence of the early and modest period of development in Campbelltown. The building is a "simple vernacular dwelling" representative of the mid-late 19th Century development of what was an emergent country town. It has an early outbuilding, which is possibly contemporary with the building. The plan form and arrangement of outbuilding is demonstrative of mid-late 19th Century building practices.

Image	Address	Description
Single storey terraces		
<p>Figure 11 55 Victoria Street, Granville NSW 2142," Realstate.com.au, February 2021</p>	Single storey terraces [Item 196], 53-61 Victoria Street, Granville NSW 2142	53-61 Victoria Street is a single storey terrace comprising five residences which was constructed c1883. It is locally significant for historic reasons as a representative example of housing in a major subdivision. The cottages were built for rental purposes by William Thackray a noted builder in Granville. ²²

²¹ "House – Timber Workers Cottage," State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1290072>

²² "Single storey terraces," State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2240588>

 <p>Figure 12 "1 Darling Street, Kensington NSW 2033," June 2021, Realestate.com.au.</p>	<p>Single Storey Terrace Group [Item 211], 1-27 Darling Street, Kensington NSW 203</p>	<p>A good example of Edwardian style row houses, one of the few of this typology erected in the district. It has a parapet like 9-11 Archer Street. The row contributes to the streetscape despite alterations. Constructed c1905 as a series of pairs with central gabled above doors. Slate roofing, terraced with bullnosed verandah.²³</p>
 <p>Figure 13 "28 Mackenzie Street", date unknown, Domain.com.au</p>	<p>Single storey terrace row [Item 195], 28-32 Mackenzie Street, Bondi Junction, NSW 202</p>	<p>A very good example of a Late Victorian style row, substantially intact. The row is more decoratively detailed when compared to 9-11 Archer Street.²⁴</p>

²³ "Single Storey Terrace Group," State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2310210>

²⁴ "Single storey terrace row," state Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2620201>

 <p>Figure 14 "75-77 Darling Street, Malmain East", LMC, June 2010, State Inventory</p>	<p>Single storey terrace including interiors [Item I393], 75- 77 Darling Street Balmain East NSW 2041</p>	<p>Similar to 9-11 Archer Street in scale although less intact. 75-77 Darling Street is locally significant as a representative example of early Victorian terraces built during the mid nineteenth century. Its integrity has been compromised with unsympathetic modifications including modern front doors, red brick piers and balustrade.²⁵</p>
 <p>Figure 15 "156 Cowper Street", Lorena Blacklock, December 2001, State Inventory</p>	<p>Dwellings Single Storey Terraces (c1870) [Item I148], 150-180 Cowper Street, Goulburn NSW 2580</p>	<p>A group of Victorian style single storey terrace houses constructed c1870. Number 150-162 are attached single storey terraces. The buildings are more numerous than 9-11 Archer Street and contribute to the Cowper Street streetscape.²⁶</p>

²⁵ "Single storey terrace, including interiors", State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1940412>.

²⁶ "Dwellings, Single Storey Terraces (C 1870)," State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2933183>

1.3.1. Comparative Analysis Conclusion

The above locally listed workers cottages are of a distinctive typology: single-storey houses, attached, double-fronted, or semi-detached, with simple rectilinear windows and doors under verandah rooves, typically bull-nosed. The roof form is typically a gable, with the slope of the roof coming down to meet the separate verandah roof. Generally, the worker's cottages have historical significance, as accommodation constructed for workers (sometimes by employers) which is demonstrative of early and modest nineteenth Century development. The architectural form and detailing of 9-11 Archer Street are not likely to be highly representative of workers' accommodation in Burwood in the late nineteenth Century, but despite an unusual form and detailing bear some resemblance to the worker's cottages, particularly the bull-nosed verandah and plan form. It is also probable that 9-11 Archer Street was inhabited by working class people, though this is difficult to definitively substantiate on the evidence.

Most comparative examples were of local aesthetic significance as representative examples of modest single storey accommodation, their plan form and detailing are evidence of mid-late nineteenth Century development. Similar to 9-11 Archer Street, most workers cottages were locally rare remnants of this building typology. However, unlike the comparative examples 9-11 Archer Street is an unusual example of its type; as a single storey terrace pair with a skillion roof and ornamented parapet.

1.4. Assessment of Significance

1.4.1. Ability to demonstrate

Guidelines from the NSW Heritage Office emphasise the role of history in the heritage assessment process. A list of state historical themes has been developed by the NSW Heritage Council, in *New South Wales Historical Themes Table showing correlation of national, state and local themes, with annotations Dated 4 October 2001*.

The table below identifies fabric, spaces and visual relationships that demonstrate the relevant historic themes in evidence at 9-11 Archer Street, Burwood.

Australian Theme	NSW Theme	Notes
4 Building settlements towns and cities	Accommodation	This pair of single-storey late Victorian terraces, in the Italianate style, are unusual in Sydney and demonstrate the character of the growth of Burwood, with new housing for the working class.

Australian Theme	NSW Theme	Notes
8 Developing Australia's cultural life	Creative endeavour	Though relatively modest homes, the intact features of these terraces demonstrate a high degree of architectural resolution and care, with the use of ornate corbels, parapet with pediment, and round-cornered continuous architrave being particularly notable. Number 11 also retains many interior features.

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1.4.2. Assessment against NSW heritage assessment criteria

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Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

9-11 Archer Street is demonstrative of modest housing development in late 19th Century Burwood, as a basic but architecturally ornamented terrace with skillion roof and parapet. It is likely historically (though not aesthetically) representative of the development of workers' housing in Burwood. It has some modest local historical significance as evidence of the "Park View Estate" subdivision in c1880s.²⁷

Inclusion Guidelines	Check
Shows evidence of a significant human activity	No
Is associated with a significant activity or historical phase	Yes
Maintains or shows the continuity of a historical process or activity	No
Exclusion Guidelines	
Has incidental or unsubstantiated connections with historically important activities or processes	The status as cottages inhabited by workers is not able to be definitively substantiated.
Provides evidence of activities or processes that are of dubious historical importance	No
Has been so altered that it can no longer provide evidence of a particular association	No

Level of Significance: Local

²⁷ Map of the municipality of Burwood, parish of Concord [cartographic material], State Library NSW.

Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)



Based on available information and research conducted, 9-11 Archer Street does not have a strong or special association with the life or works of a person, or group of persons, important in Burwood’s cultural or natural history.

The item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Shows evidence of a significant human occupation	No
Is associated with a significant event, person, or group of persons	No
Exclusion Guidelines	
Has incidental or unsubstantiated connections with historically important people or events	Yes
Provides evidence of people or events that are of dubious historical importance	No
Has been so altered that it can no longer provide evidence of a particular association	No

Level of Significance: Not applicable

Criterion (c) *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area)*

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9-11 Archer Street is a good example of the Victorian Italianate style of architecture. In this instance, the style pertains to an unusual type – a parapeted pair of single-storey Victorian terraces, likely constructed 1880-1895. In particular, the use of decorative architraves and corbels at the façade, as well as the parapet details are notable.

As a pair, the two are highly intact, with 11 Archer Street the better representation of interior and exterior details, which appear to be largely intact throughout, where some elements of the interior and exterior of 9 Archer Street have been altered or lost. The facades and majority of the plan form are generally intact across both addresses.

Inclusion Guidelines	Check
Shows or is associated with, creative or technical innovation or achievement	Yes
Is the inspiration for a creative or technical innovation or achievement	No
Is aesthetically distinctive	Yes
Has landmark qualities	No
Exemplifies a particular taste, style or technology	Yes
Exclusion Guidelines	
Is not a major work by an important designer or artist	Yes (designer unknown)
Has lost its design or technical integrity	No
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	No
Has only a loose association with a creative or technical achievement	No

Level of Significance: Local

Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons



As far as is known 9-11 Archer Street does not have a strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons.

The item does not meet the threshold for social significance.

Inclusion Guidelines	Check
Is important for its associations with an identifiable group	No
Is important to a community’s sense of place	No
Exclusion Guidelines	
Is only important to the community for amenity reasons.	No
Is retained only in preference to a proposed alternative	No

Level of Significance: Not applicable

Criterion (e) *An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)*

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9-11 Archer Street does not have the capacity to yield further information about the cultural or natural history of the local area, except possibly through archaeological study.

The item does not meet the criterion for research value.

Inclusion Guidelines	Check
Has the potential to yield new or further substantial scientific and/or archaeological information	Unknown
Is an important benchmark or reference site or type	No
Provides evidence of past human cultures that is unavailable elsewhere	No
Exclusion Guidelines	
The knowledge gained would be irrelevant to research on science, human history or culture	Yes
Has little archaeological or research potential	Yes
Only contains information that is readily available from other resources or archaeological sites	Unknown

Level of Significance: Not applicable

Criterion (f) *An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)*

DRAFT

9-11 Archer Street is an example of a type as a pair of single storey terraces with a parapet and skillion roof rather than the more typical form of a gable or hipped roof applied to attached or semi-detached single-storey houses. This type appears to be rare among listed items in New South Wales. The intactness of number 11 also contributes to this rarity.

Inclusion Guidelines	Check
Provides evidence of a defunct custom, way of life or process	No
Demonstrates a process, custom or other human activity that is in danger of being lost	No
Shows unusually accurate evidence of a significant human activity	Yes
Is the only example of its type	No
Demonstrates designs or techniques of exceptional interest	Yes
Shows rare evidence of a significant human activity important to a community	No
Exclusion Guidelines	
Is not rare	No
Is numerous but under threat	No

Level of significance: Local

Criterion (g) *An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments)*

DRAFT

9-11 Archer Street is a representative and intact example of Victorian Italianate terrace houses in its architectural detailing, despite being highly unusual in its single-storey parapeted form.

Inclusion Guidelines	Check
Is a fine example of its type	Yes
Has the principal characteristics of an important class or group of items	No
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	Yes
Is a significant variation to a class of items	Yes
Is part of a group which collectively illustrates a representative type	No
Is outstanding because of its setting, condition or size	Yes
Is outstanding because of its integrity or the esteem in which it is held	No
Exclusion Guidelines	
Is a poor example of its type	No
Does not include or has lost the range of characteristics of a type	No
Does not represent well the characteristics that make up a significant variation of a type	No

Level of Significance: Local

1.4.3. Statement of Significance

DRAFT

The following Statement of Significance has been taken from the State Inventory:²⁸

“No. 9-11 Archer Street, Burwood has historic and aesthetic significance as representative examples of late Victorian workers cottages that are found in Burwood. Despite some modifications to No.9, the buildings significantly retain their overall scale, form and character and make a positive contribution to the Archer Street streetscape.”

It is suggested this could be amended as follows:

No. 9-11 Archer Street, Burwood has historic and aesthetic significance as rare examples of late Victorian Italianate single-storey terraces, most likely built for workers. Their architectural features are representative as a good example of Italianate detailing, and they represent a significant variation from the typical terrace in their form. Despite some modifications to No.9, the buildings significantly retain their overall scale, form and character and make a positive contribution to the Archer Street streetscape.

1.5. Listing Recommendations

It is the opinion of the authors that 9-11 Archer Street meets the threshold for listing on Schedule 5 of the Burwood LEP 2012. As such, they should remain listed.

²⁸ “Attached Houses [Item 002],” State Heritage Inventory.

2. Semi Detached Houses; 12-14 Burwood Road, Burwood

DRAFT

2.1. History

The properties are located on Wangal land. The specific parcel of land was owned by William Webb, along Burwood Road north of Meryla Steet, before it subdivided circa 1880.²⁹ The 1885 subdivision plan of the Municipality of Burwood shows a primary application had been lodged for Thomas Rowley's land grant land on Burwood Road north of Meryla Street.³⁰ 12-14 on Burwood Road first appears in the Sands Directory in 1908 as "Ellerslie" with Mrs Elizabeth West listed as the occupant.³¹ In 1923 numbers 12-14 Burwood Road are listed as "Ellerslie" and "Lanside", respectively.³² Listed occupants of the semi-detached houses are numerous and change frequently. There are no notable occupants for this place.

List of occupants, 12-14 Burwood Road

Year	Listed as	Occupants
1904	No street number or building name	Mrs Elizabeth Lawrence (possible)
1908	"Ellerslie" and "Lanside"	12 Mrs Elizabeth West, "Ellerslie" 14 Thomas Watts, "Langside"
1910	"Ellerslie"	12 Harper Henry John, "Ellerslie" 14 Bennet Henry, constable
1916	"Ellerslie"	Mrs Mary South
1918	"Ellerslie"	12 Alfred Burwood 14 Arthus B Gardner
1920	"Ellerslie"	12 Alfred Burwood 14 Arthus B Gardner
1922	Street address numbers 12 and 14	12 Robert Leitch 14 Hewitt Thomas

²⁹ Map of the municipality of Burwood, parish of Concord [cartographic material], State Library NSW.

³⁰ Primary application 4943 William Webb, 6 July 1880, Historical Land Records Viewer (HLRV), accessed March 23, 2023, <https://hlrv.nswlrs.com.au/>

³¹ Sands Directory, 1908 Part 3 – Suburban Directory – Ashfield to Drummoyne (01/01/1908 – 31/12/1908), 258, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899890>

³² Sands Directory, City of Sydney Archives, 1910 Part 3 – Suburban Directory – Annandale to Darlington (01/01/1910 – 31/12/1910), [A-01137099], 264, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899848>; 1916 Part 4 - Suburban Directory - Botany to Glebe (01/01/1916 - 31/12/1916), [A-01136957], 304, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899706>; 1918 Part 3 - Suburban Directory - Ashfield to Dundas (01/01/1918 - 31/12/1918), 248, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899656>; 1920 Part 3 - Suburban Directory - Ashfield to Drummoyne (01/01/1920 - 31/12/1920), [A-01136857], 248, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899606>; 1922 Part 3 - Suburban Directory - Ashfield to Canterbury (01/01/1922 - 31/12/1922), 271-272, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899553>; 1923 Part 3 – Suburban Directory – Ashfield to Canterbury (01/01/1923 – 31/12/1923), [A-01136776], 273-374, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899525>; 1925 Part 3 – Suburban Directory – Balmain to Drummoyne (01/01/1925 – 31/12/1925), [A-01136724], 233-34, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899473>; 1926 Part 3 - Suburban Directory - Balmain to Concord (01/01/1926 - 31/12/1926), [A-01136698], 238-237, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899447>

1923	Street address numbers 12 and 14 and building names	12 Robert Leitch "Ellerslie" 14 Thomas Hewitt "Lanside"
1925	Street address numbers 12 and 14	12 Alfred Williams 14 vacant
1926	Street address numbers 12 and 14	12 Alfred G William 14 William Latham
1932-33	Street address number 10	10 Mrs Yoshi Sherriff ³³ 10 Latham Ernst

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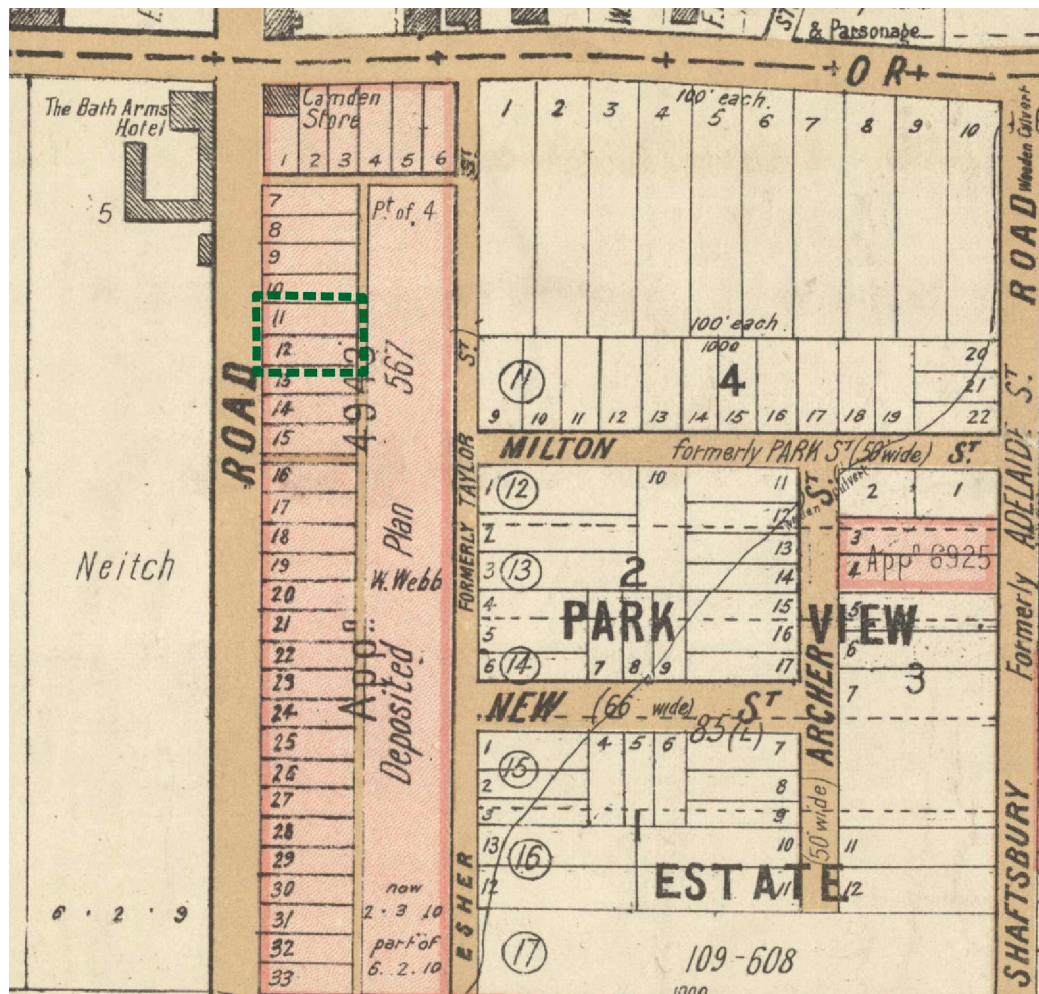


Figure 16 Approximate location of 12-14 Burwood Road, Burwood marked in green. (Source: SLNSW FL16812320, HAA overlay).

³³ 1932-3 Part 3 - Suburban Directory - Balmain to Strathfield (01/01/1932 - 31/12/1933), [A-01136525]. City of Sydney Archives, accessed 16 Mar 2023, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899274>



Figure 17 12-14 Burwood Road, Burwood, marked in red, 1943. (Source: SixMaps, HAA overlay)

2.2. Physical Analysis

12 Burwood Road is a partially intact Italianate terrace house, which appears to retain much of its original façade and interior. The front fence has been removed and alterations made to the rear and interior, but some original features including a fireplace, doors and windows have been retained. The interior walls have been rebuilt after unauthorised works,³⁴ and are therefore not original.

14 Burwood Road is a largely altered Italianate terrace house, of a pair with 12 Burwood Road. Much of the original façade has been removed, though the pilasters and parapet detailing are still in evidence. The front fence has been replaced with a brick wall. The balcony has been infilled. Real estate photography suggests the interior, including the plan form, is heavily altered, though there may be some surviving elements hidden under carpets and above suspended ceilings, the architectural integrity of the building as a whole is greatly compromised.

³⁴ Information provided by Burwood Council Heritage Advisor.



Figure 18 12-14 Burwood Road in February 2023 (Source: HAA)

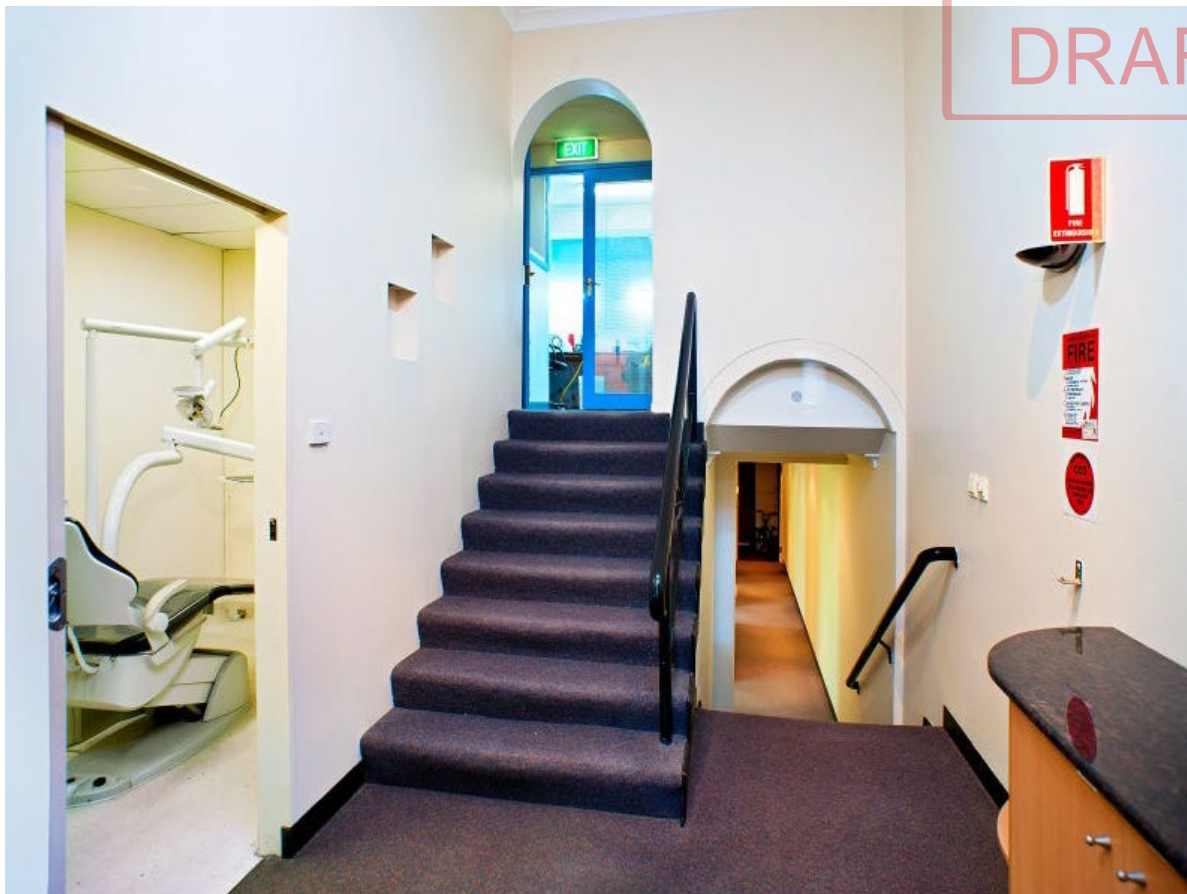


Figure 19 14 Burwood Road in November 2013. (Source: RealEstate.com.au)

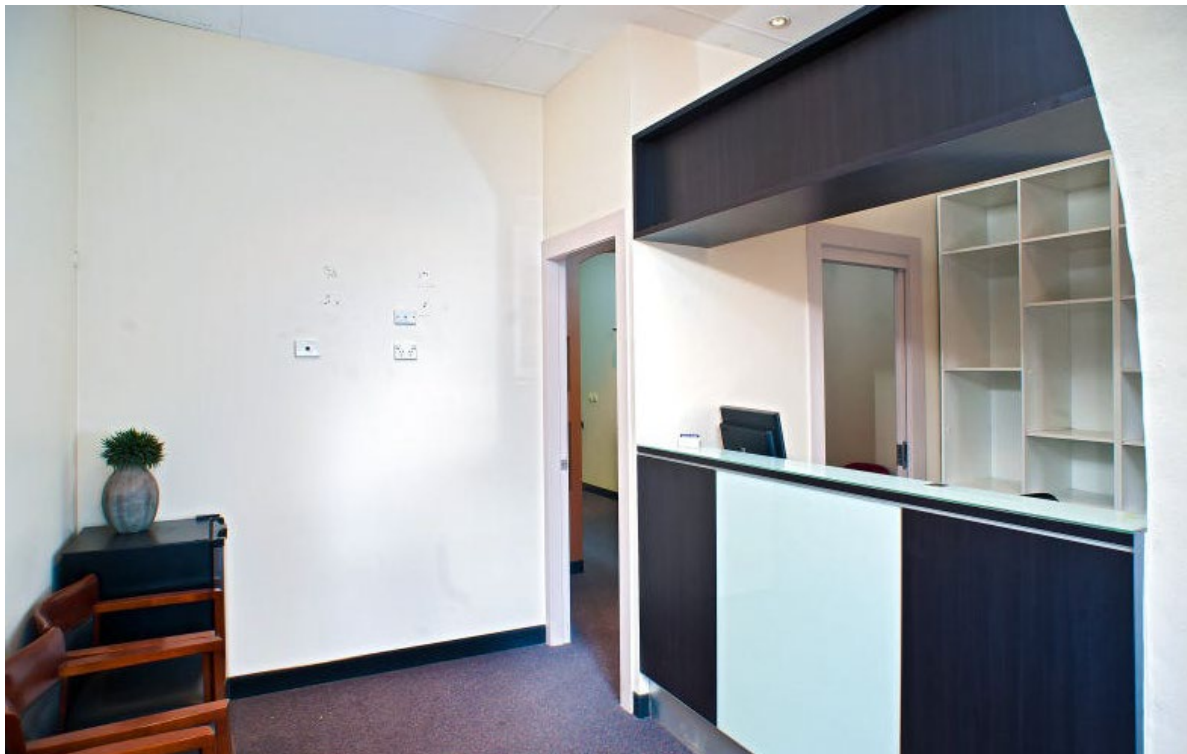
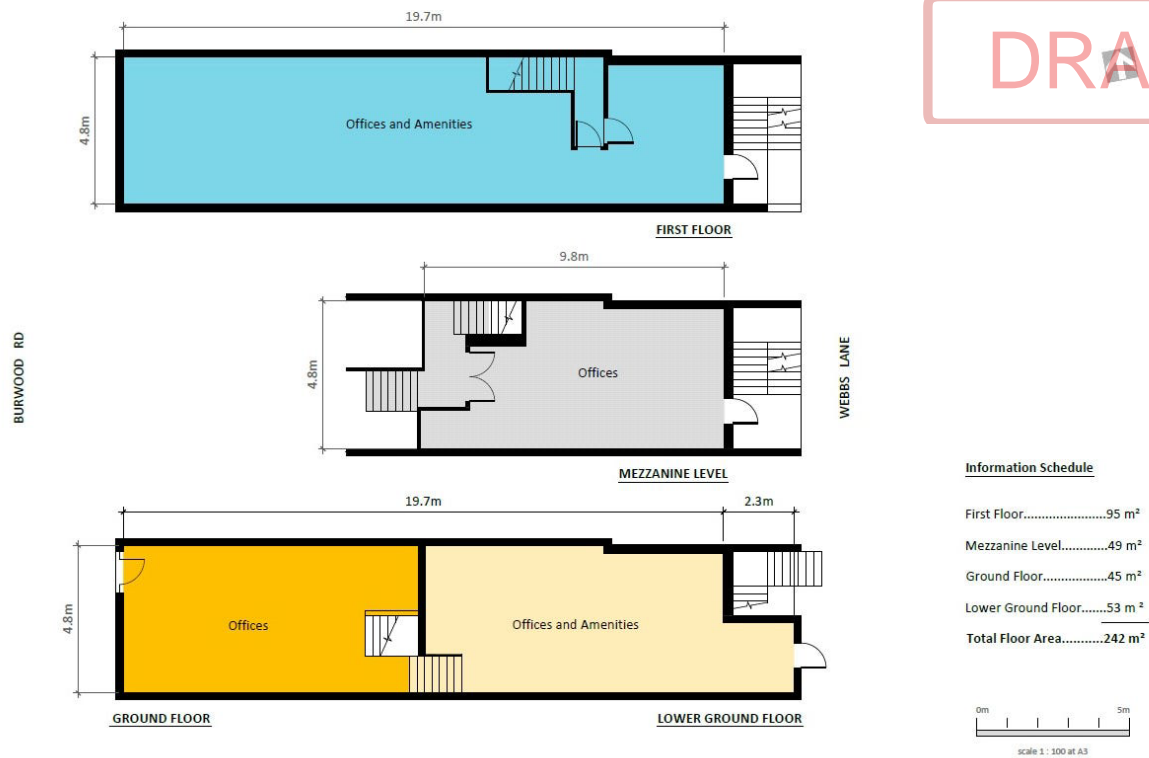


Figure 20 What appears to be a reception area in 14 Burwood Road, November 2013. (Source: RealEstate.com.au)



<p>Norman Bortz Real Estate Plans 0405 992 181 www.bortz.com.au/plans</p>	<p><small>Disclaimer: This plan has been prepared for marketing and presentation purposes, only and is not part of any legal document. All measurements and figures are approximate and all interested parties should undertake their own enquiries as to the accuracy of the information.</small></p>	<p>Marketing Drawing 14 Burwood Rd Burwood, 2134, NSW Date: 05 / 11 / 2013 Ref: J17661</p>	<p>John Hill & Co</p>
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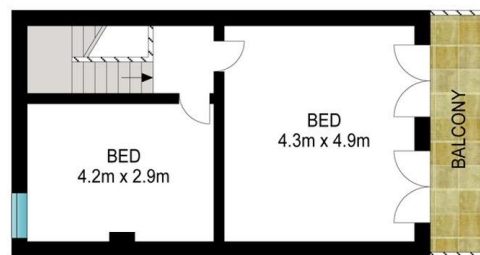
Figure 21 A plan of 14 Burwood Road dated November 2013, showing a greatly altered plan. (Source: RealEstate.com.au)



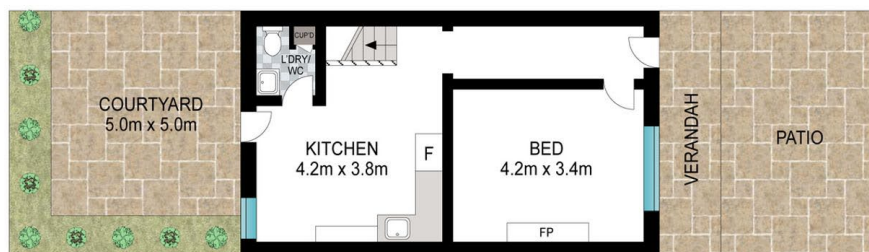
Figure 22 12 Burwood Road c. 2021, showing the upper floor with retained or reconstructed doors, architraves, balcony and skirting. Other features such as vents have been removed. (Source: RealCommerical.com.au)



Figure 23 The ground floor of 12 Burwood Road c. 2021, showing intact fireplace and windows. (Source: RealCommercial.com.au)



FIRST FLOOR



GROUND FLOOR



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



INT FIRST FLOOR: 41 m²
 EXT FIRST FLOOR: 6 m²
 INT GROUND FLOOR: 41 m²
 EXT GROUND FLOOR: 45 m²



Figure 24 Plan of 12 Burwood Road, undated but presumably c. 2021, showing a largely intact plan form. (Source: RealCommercial.com.au)



2.3. Comparative analysis

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Image	Address	Description
Terrace Houses		
 <p>Figure 25 "6,8 Livingstone Street Burwood", Author Unknown, 2010, State Inventory</p>	<p>Victorian Terrace [Item 72], 6, 8 Livingstone Street Burwood, 2134</p>	<p>A pair of freestanding c1870-1880s two storey, wide Victorian Filigree style semi-detached terraces. More decorative and ornate when compared to 12-14 Burwood Road, including tall parapet wall with a central pediment and decorative elements, elaborate brackets and frieze, cast iron columns. Unlike 12-14 Burwood Road, the building has retained the original form, scale and detailing.³⁵</p>
 <p>Figure 26 "16 Burleigh Street, Burwood," LJ Hooker, date unknown, Domain.com.au</p>	<p>Victorian Terraces [Item 014], 12-22 Burleigh Street Burwood 2134</p>	<p>A row of six two-storey Victorian semi-detached terraces. Originally built c1880s and later modified. The buildings are face brick and painted brick, with a high parapet wall and central pediment, moulded cornices with an enclosed verandah and bullnosed verandah roof. While comparatively less ornate the groups' form and fabric is largely intact; unlike 12-14 Burwood Road.³⁶</p>

³⁵ "Victorian Terrace [Item 72]," State Heritage Inventory, accessed March 23, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250206>

³⁶ "Victorian Terraces [Item 014], State Heritage Inventory, accessed March 23, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250242>

 <p>Figure 27 "Victorian Terraces [Item 167]," Author Unknown, July 2020, State Inventory</p>	<p>Victorian Terraces [Item 167], 31 & 33 Webb Street Croydon NSW 2132</p>	<p>A pair of freestanding two-storey Victorian Italianate Style semi-detached terraces. Constructed c1880-90s in rendered brick with tall and heavily moulded parapet wall, verandah and balcony with bull-nosed roof, raised motif and bracket on rendered brick walls, decorative cast iron balustrade, brackets and frieze. Comparatively grander and more intact when compared to 12-14 Burwood Road, the building retains its original form and detailing.³⁷</p>
 <p>Figure 28 "15 Wellington Street," Author Unknown, July 2020, State Inventory</p>	<p>Wincheslea Terrace [Item 168], 7-17 Wellington Street Croydon NSW 2132</p>	<p>A row of six two-storey Victorian semi-detached terraces, constructed c1883. Numbers 9, 11, 13 are face brickwork and numbers 7, 15, and 17 are rendered brickwork. More detailed than 12-14 Burwood Road with heavily moulded parapet wall and central pediment, ornate cast iron balustrade, frieze and brackets, enclosed first floor verandah, raised motif and bracket on brick party walls. The buildings are largely intact unlike 12-14 Burwood Road.³⁸</p>



³⁷ "Victorian Terraces [Item 167]," State Heritage Inventory, accessed March 24, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250090>

³⁸ "Wincheslea Terrace [Item 168]," State Heritage Inventory, accessed March 24, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250106>

 <p>Figure 29 "Beatrice and Lillyvale", S Poulton, July 2005, State Inventory</p>	<p>Terraces and garden, "Beatrice" and "Lillyville", [Item I206], 14-16 Victoria Street Kogarah NSW 2217</p>	<p>Notable for fine Victorian Italianate stylistic qualities and locally rare within the Kogarah LGA. 14-16 Victoria Street is a pair of two-storey late 19th Century terraces and representative of the Victorian Italianate style. Number 16 is noted "as somewhat compromised by sympathetic balcony infill"³⁹ however it retains its ground level façade intact.</p>
 <p>Figure 30 "View Terrace Facade, 2009", SHFA (Monique Galloway), June 2009, State Inventory,</p>	<p>View Terrace N & W Facades, 26-30 Gloucester Street [SHR 01614], The Rocks NSW 2000</p>	<p>Stylistically similar to 12-14 Burwood Road with Italianate detailing. Its unique configuration, fine detailing and landmark qualities, are aesthetically significant. It is historically significant, originally built as part of speculative housing developments which was later resumed by the Government in 1900 and used for working class accommodation.⁴⁰</p>



³⁹ "Terraces and garden, "Beatrice" and "Lillyville"", State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1870128>.

⁴⁰ "View Terrace N & W Facades," State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5053231>

 <p>Figure 31 "Group of Victorian Italianate style terrace houses, including interiors," Marrickville Council, January 2015, State Inventory.</p>	<p>Group of Victorian Italianate style terrace houses- "Doris, Clifton, Tarana, Glenroy" including interiors, [Item I146], 17-23 Dickson Street, Newtown NSW 2042</p>	<p>Group of Victorian Italianate style terrace houses, in rendered and painted brick. The stylistic features are more ornate and intact than 12-14 Burwood Road including a two-storey rendered brick tower and balcony structure, and pediment. Pediments are highly detailed with elaborate stucco decoration.⁴¹ Remarkable for their historical association with Josiah Gentle, founder of Bedford Brickworks, who built the terraces in 1900. The group is a fine representative example of a Victorian Italianate style terrace and aesthetically significant highlighting unusual features and detailing.</p>
 <p>Figure 32 "275-6 Glebe Point Road, Front Elevations," Architectural Projects, November 2005, State Inventory</p>	<p>Terrace Group "Palmerston Terrace" including interiors, front fences and gardens, [Item I753], 257-287 Glebe Point Road, Glebe NSW 2037</p>	<p>An "outstanding" example of a late Victorian Italianate terrace. The group is distinctive as a local landmark and has local aesthetic significance with elaborate parapets and cohesive detailing. It is evidence of Victorian speculative development as a key contribution to the creation of Glebe Point Road. The terrace has historically associated with developer James Marks Esq and architect Stanley Uther.⁴² Despite alterations to some terraces, detail is largely retained across the group</p>

⁴¹ "Group of Victorian italianate style terrace houses- "Doris,Clifton,Tarana,Glenroy" including interiors", State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2030459>

⁴² "Terrace Group "Palmerston Terrace" including interiors, front fences and gardens," State Heritage Inventory, accessed March 22, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2427782>

 <p>Figure 33 "Terrace," Lucy Moore, August 2014, State Inventory</p>	<p>Terrace, 69 Windmill Street, Millers Point, [SHR 00853], NSW 2000</p>	<p>This three-storey terrace with Italianate detailing was constructed during the 1880s. It has intricate stuccoed mouldings to the windows and parapet. The terrace was part of land granted to Thomas Steven an Irish transported convict. Steven's widow turned the residence into a public house named 'Hit or Miss Hotel' in 1850. Three generations of the Stevens family have held the license since 1852. It has a history of use as social housing and is currently commercially operated on behalf of the NSW Land and Housing Corporation.⁴³</p>
 <p>Figure 34 "32-37 Bent Street, Paddington NSW 2021," Ian Kirk, January 2011, State Inventory</p>	<p>Terrace Group including interiors, [Item I1047], 35-37 Bent Street, Paddington NSW 202</p>	<p>The terrace group has local historical significance as a terrace-row which is evidence of the key terrace dwelling phase of development in Paddington. The group is a pair of two storey Victorian Italianate terraces built from rendered masonry with sandstone base and parapet style roof. The group is a good example of Victorian Italianate terraces demonstrating key characteristics such rendered mouldings, corbels and ornamental roof urns, and Palladian windows.⁴⁴</p>

⁴³ "Terrace," State Heritage Inventory, accessed March 22, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5000969>

⁴⁴ "Terrace Group including interiors," State Heritage Inventory, accessed March 22, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2420453>

2.3.1. Comparative Analysis Conclusion

Most of the above local and state listed terrace houses are aesthetically and historically significant. Many of the comparative examples were built in the Victorian Italianate style in evidence at 12-14 Burwood Road. However, unlike 12-14 Burwood Road, most comparative examples were highly intact in their facades and detailing, retaining their characteristics, presentation to the street, detail and form. 12-14 Burwood Road, in contrast, has been highly modified including the removal of the original verandah, moulded window architraves, front door detailing and top light to number 14. The relationship to the street has also been compromised by the removal of the front fences. Additionally, unlike the comparative examples the immediate setting of 12-14 Burwood Road has been highly compromised.

2.4. Assessment of Significance

2.4.1. Ability to demonstrate

Guidelines from the NSW Heritage Office emphasise the role of history in the heritage assessment process. A list of state historical themes has been developed by the NSW Heritage Council, in *New South Wales Historical Themes Table showing correlation of national, state and local themes, with annotations Dated 4 October 2001*.

The table below identifies fabric, spaces and visual relationships that demonstrate the relevant historic themes in evidence at 12-14 Burwood Road, Burwood.

Australian Theme	NSW Theme	Notes
4 Building settlements, towns and cities	Accommodation	12-14 Burwood Road would have been constructed as terrace houses. However, they are now used for commercial premises. In the case of 12 Burwood Road, the original use as a house is still interpretable in the plan form and retained elements. This is not the case at 14 Burwood Road.
8 Developing Australia's cultural life	Creative endeavour	Number 12 Burwood Road is demonstrative of a good quality Italianate terrace design. Number 14 has lost much of its detail and design integrity.

2.4.2. Assessment against NSW heritage assessment criteria

DRAFT

Criterion (a) *An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)*

The terraces at 12-14 Burwood Road provide some evidence of the residential development of Burwood in the late 19th Century. Their ability to demonstrate effectively has been somewhat diminished by later alterations.

The item does not meet the threshold for listing under this criterion

Inclusion Guidelines	Check
Shows evidence of a significant human activity	No
Is associated with a significant activity or historical phase	Yes
Maintains or shows the continuity of a historical process or activity	No
Exclusion Guidelines	
Has incidental or unsubstantiated connections with historically important activities or processes	Yes
Provides evidence of activities or processes that are of dubious historical importance	No
Has been so altered that it can no longer provide evidence of a particular association	Yes

Level of Significance: Not applicable.

Criterion (b) *An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)*

DRAFT

Based on available information and research conducted, 12-14 Burwood Road does not have a strong or special association with the life or works of a person, or group of persons, important in Burwood's cultural or natural history.

The item does not meet the threshold for listing under this criterion

Inclusion Guidelines	Check
Shows evidence of a significant human occupation	No
Is associated with a significant event, person, or group of persons	No
Exclusion Guidelines	
Has incidental or unsubstantiated connections with historically important people or events	N/A
Provides evidence of people or events that are of dubious historical importance	N/A
Has been so altered that it can no longer provide evidence of a particular association	N/A

Level of Significance: Not applicable

Criterion (c) *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area)*

DRAFT

12-14 Burwood Road are a pair of Victorian Italianate terraces. The interiors and facade of number 14 and the front gardens and fences of both properties are all highly compromised. The interiors and facade of number 12 are substantially intact or reconstructed. They have lost their immediate historic setting.

The item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Shows or is associated with, creative or technical innovation or achievement	Yes
Is the inspiration for a creative or technical innovation or achievement	No
Is aesthetically distinctive	Yes
Has landmark qualities	No
Exemplifies a particular taste, style or technology	Yes
Exclusion Guidelines	
Is not a major work by an important designer or artist	Yes
Has lost its design or technical integrity	Yes
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	Yes
Has only a loose association with a creative or technical achievement	No

Level of Significance: Not applicable

Criterion (d) *An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons*

DRAFT

As far as is known, there is no association with the item for a particular cultural group or community.

The item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Is important for its associations with an identifiable group	No
Is important to a community's sense of place	No
Exclusion Guidelines	
Is only important to the community for amenity reasons.	N/A
Is retained only in preference to a proposed alternative	N/A

Level of Significance: Not applicable

Criterion (e) *An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)*

There is no apparent potential to yield information.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Has the potential to yield new or further substantial scientific and/or archaeological information	No
Is an important benchmark or reference site or type	No
Provides evidence of past human cultures that is unavailable elsewhere	No
Exclusion Guidelines	
The knowledge gained would be irrelevant to research on science, human history or culture	Yes
Has little archaeological or research potential	Yes
Only contains information that is readily available from other resources or archaeological sites	Yes

Level of Significance: Not applicable

Criterion (f) *An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)*

DRAFT

Two storey terrace housing of this style is not particularly rare in Burwood.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Provides evidence of a defunct custom, way of life or process	No
Demonstrates a process, custom or other human activity that is in danger of being lost	No
Shows unusually accurate evidence of a significant human activity	No
Is the only example of its type	No
Demonstrates designs or techniques of exceptional interest	No
Shows rare evidence of a significant human activity important to a community	No
Exclusion Guidelines	
Is not rare	No
Is numerous but under threat	N/A

Level of significance: Not applicable

Criterion (g) *An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments)*

DRAFT

12-14 Burwood Road are collectively representative of Italianate terrace housing. 12 is a good example, while 14 is heavily degraded and has lost any real evidence of its style, and presents greatly diminished evidence of its typology.

As a terrace house, 12 Burwood Road is necessarily closely connected in its value to its neighbour at 14 Burwood Road.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Is a fine example of its type	Yes (12 Burwood Rd only)
Has the principal characteristics of an important class or group of items	Yes (12 Burwood Rd only)
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	Yes (12 Burwood Rd only)
Is a significant variation to a class of items	No
Is part of a group which collectively illustrates a representative type	No
Is outstanding because of its setting, condition or size	No
Is outstanding because of its integrity or the esteem in which it is held	No
Exclusion Guidelines	
Is a poor example of its type	No
Does not include or has lost the range of characteristics of a type	Yes (14 Burwood Rd)
Does not represent well the characteristics that make up a significant variation of a type	Yes

Level of Significance: Not applicable

2.4.3. Statement of Significance

DRAFT

The following Statement of Significance has been taken from the State Inventory:⁴⁵

“No. 12 Bur[wood Road], Burwood has historic and aesthetic significance as one of a pair of free-standing terraces constructed in the Victorian Italianate style in the 1880’s close to the railway. Despite some modifications No.14 still retains its original form. No. [12] retains its details that include a cast iron first floor balustrade with decorative columns in front of the party walls, first floor timber frame French doors and highlight, ground floor tall double hung timber framed windows with arched top window with rendered label moulds.”

2.5. Listing Recommendations

The assessment of 12-14 Burwood Road has found that its heritage value has been largely degraded by alterations made to 14 Burwood Road. While 12 Burwood Road is intact in its façade, much of its interior is reconstructed and detail has been lost. Furthermore, the aesthetic, historic and representative significance of the pair has been substantially degraded by the alterations at 14 Burwood Road, particularly to the façade. 12 Burwood Road is a good example of an Italianate terrace, but is not outstanding and as a terrace its significance is closely connected to the neighbouring property. Therefore, it does not meet the threshold for listing on its own merit. Additionally, listing in separation from its neighbour would be likely to result in poor conservation outcomes and a further diminished understanding of its significance were 14 Burwood Road to be demolished.

It is, therefore, appropriate to delist the item.

⁴⁵ “Terrace Houses [Item 016].”

3. Federation House; 7 Neich Parade, Burwood

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3.1. History

7 Neich Parade was constructed on Wangal land. The specific parcel of land was owned by Emmanuel Neich, along Burwood Road north of Burwood Park and Comer Street and west of Burwood Road, before it was subdivided in 1894.⁴⁶ In the 1894 subdivision advertisement Neich Parade was referenced as Mary Street.⁴⁷ There is no known reference to a Mary Street in this location in the Sands Directory for the years 1875, 1882, 1885, 1888, and 1900.⁴⁸ Neich Parade was named after Emmnauel Neich founder of the Bath Arms Inn.⁴⁹ The corner area on the western side of the Parramatta and Burwood roads, where the Bath Arms Hotel stands, was known as “Neich’s Corner”.⁵⁰ Neich Parade is not referenced in the Sand Directory until 1908.⁵¹ In 1917 the house appears as “Cotopaxi” with Walter Rothwell residing in it, in 1919 the occupant is listed as to Horace E Hynard who resides there until end of Sands Directory issues in 1932-33.⁵² On

⁴⁶ “[Strathfield and Burwood subdivision plans] [cartographic material],” State Library, accessed March 16, 2023, 190, <https://collection.sl.nsw.gov.au/record/74Vvqd2EIDyl/4NK7QBqppD3bl>.

⁴⁷ “[Strathfield and Burwood subdivision plans] [cartographic material],” State Library.

⁴⁸ 1875 Part 2 - City Street Directory - Liv-Yur - Suburban Directory - Alexandria to Newtown (01/01/1875 - 31/12/1875), [A-01137506]. City of Sydney Archives, accessed March 16, 2023, 178-180, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900255>; 1882 Part 2 - City Street Directory - Phi-Yur - Suburban Directory - Alexandria to Macdonald Town (01/01/1882 - 31/12/1882), [A-01137468], 170-174, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900217>; 1885 Part 2 - City Street Directory - May-Yur - Suburban Directory - Alexandria to Glebe (01/01/1885 - 31/12/1885), [A-01137445], 168, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900194>; 1888 Part 2 - City Street Directory - Mew-Yur - Suburban Directory - Alexandria to Concord (01/01/1888 - 31/12/1888), [A-01137413], 186-187, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900162>; 1900 Part 3 - Suburban Directory - Auburn to Glebe (01/01/1900 - 31/12/1900), [A-01137279], 241, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900028>

⁴⁹ Sun (Sydney, NSW : 1910 - 1954), Saturday 23 May 1931, page 7, <http://nla.gov.au/nla.news-article224709028>; Sydney Daily Telegraph (NSW : 1879 -1883), Wednesday 26 April 1882, page 3, <http://nla.gov.au/nla.news-article238468229>.

⁵⁰ Evening News (Sydney, NSW : 1869 - 1931), Thursday 31 March 1892, page 2, <http://nla.gov.au/nla.news-article113759353>; Sydney Daily Telegraph (NSW : 1879 -1883), Wednesday 26 April 1882, page 3, <http://nla.gov.au/nla.news-article238468229>.

⁵¹ 1908 Part 3 - Suburban Directory - Ashfield to Drummoyne (01/01/1908 - 31/12/1908), [A-01137141]. City of Sydney Archives, accessed March 16, 2023, 268, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899890>

⁵² 1917 Part 4 - Suburban Directory - Bexley to Erskineville (01/01/1917 - 31/12/1917), [A-01136932]. City of Sydney Archives, accessed March 16, 2023, 316, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899681>; 1919 1919 Part 3 - Suburban Directory - Ashfield to Drummoyne (01/01/1919 - 31/12/1919), [A-01136883], 248, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899632>; 1920 Part 3 - Suburban Directory - Ashfield to Drummoyne (01/01/1920 - 31/12/1920), [A-01136857], 253, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899606>; 1921 Part 3 - Suburban Directory - Ashfield to Burwood (01/01/1921 - 31/12/1921), [A-01136831], 263, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899580>; 1922 Part 3 - Suburban Directory - Ashfield to Canterbury (01/01/1922 - 31/12/1922), [A-01136804], 277, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899553>; 1923 Part 3 - Suburban Directory - Ashfield to Canterbury (01/01/1923 - 31/12/1923), [A-01136776], 279, 1924 Part 3 - Suburban Directory - Balmain to Enfield (01/01/1924 - 31/12/1924), [A-01136748], 214,

Monday 29 November 1915 an advertisement for a quote for labour of drainers was published in the Sydney Morning Herald noting, "Rothwell's job".⁵³ From 1918, there are published advertisement with reference 7 Neich Parade as "Mascotte".⁵⁴ In 1920 "Mascotte" is advertised for sale.⁵⁵ In 1920 the birth of Rothwell's child at "Cotopaxi" in Cheltenham is noted in the Sydney Morning Herald, indicating he has moved from 7 Neich Parade.⁵⁶ It is possible two subdivisions occurred in 1912 with two separate occupants listed for "Wynum" and "Ardgowan", likely 37 and 33 Neich Parade respectively.⁵⁷ Based on the available research it is likely that 7 Neich Parade was constructed well into the 1900s not during the late 1890's.

List of occupants, 7 Neich Parade, Burwood.

Year	Listed as	Occupant
1917	"Cotopaxi"	Walter Rothwell
1919	No street number or name	Horace E Hynard
1918 - 1933	Mascotte or street number 7	Horace E Hynard

<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899497>; 1925 Part 3 - Suburban Directory - Balmain to Drummoyne (01/01/1925 - 31/12/1925), [A-01136724], 238,
<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899473>; 1926 Part 3 - Suburban Directory - Balmain to Concord (01/01/1926 - 31/12/1926), [A-01136698], 244,
<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899447>; 1927 Part 3 - Suburban Directory - Balmain to Canterbury (01/01/1927 - 31/12/1927), [A-01136670], 250,
<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899419>; 1930 Part 3 - Suburban Directory - Balmain to Canterbury (01/01/1930 - 31/12/1930), [A-01136583], 253,
<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899332>; 1931 Part 3 - Suburban Directory - Balmain to Canterbury (01/01/1931 - 31/12/1931), [A-01136554], 253,
<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899303>; 1932-3 Part 3 - Suburban Directory - Balmain to Strathfield (01/01/1932 - 31/12/1933), [A-01136525], 253,
<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899274>.

⁵³ Sydney Morning Herald (NSW : 1842 - 1954), Monday 29 November 1915, page 3 (3)

<http://nla.gov.au/nla.news-article15627618>

⁵⁴ Sydney Morning Herald (NSW : 1842 - 1954), Saturday 9 February 1918, page 15,
<http://nla.gov.au/nla.news-article15771827>; Sydney Morning Herald (NSW : 1842 - 1954), Saturday 21 April 1917, page 9, <http://nla.gov.au/nla.news-article15714881>; Sydney Morning Herald (NSW : 1842 - 1954), Saturday 9 February 1918, page 15, <http://nla.gov.au/nla.news-article15771827>

⁵⁵ Sydney Morning Herald (NSW : 1842 - 1954), Saturday 14 August 1920, page 18 (6),
<http://nla.gov.au/nla.news-article15902132>.

⁵⁶ Sydney Morning Herald (NSW : 1842 - 1954), Saturday 1 May 1920, page 12,
<http://nla.gov.au/nla.news-article28090443>.

⁵⁷ 1912 Part 3 - Suburban Directory - Alexandria to Camperdown (01/01/1912 - 31/12/1912), [A-01137055]. City of Sydney Archives, accessed March 16, 2023, 288,
<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899804>.

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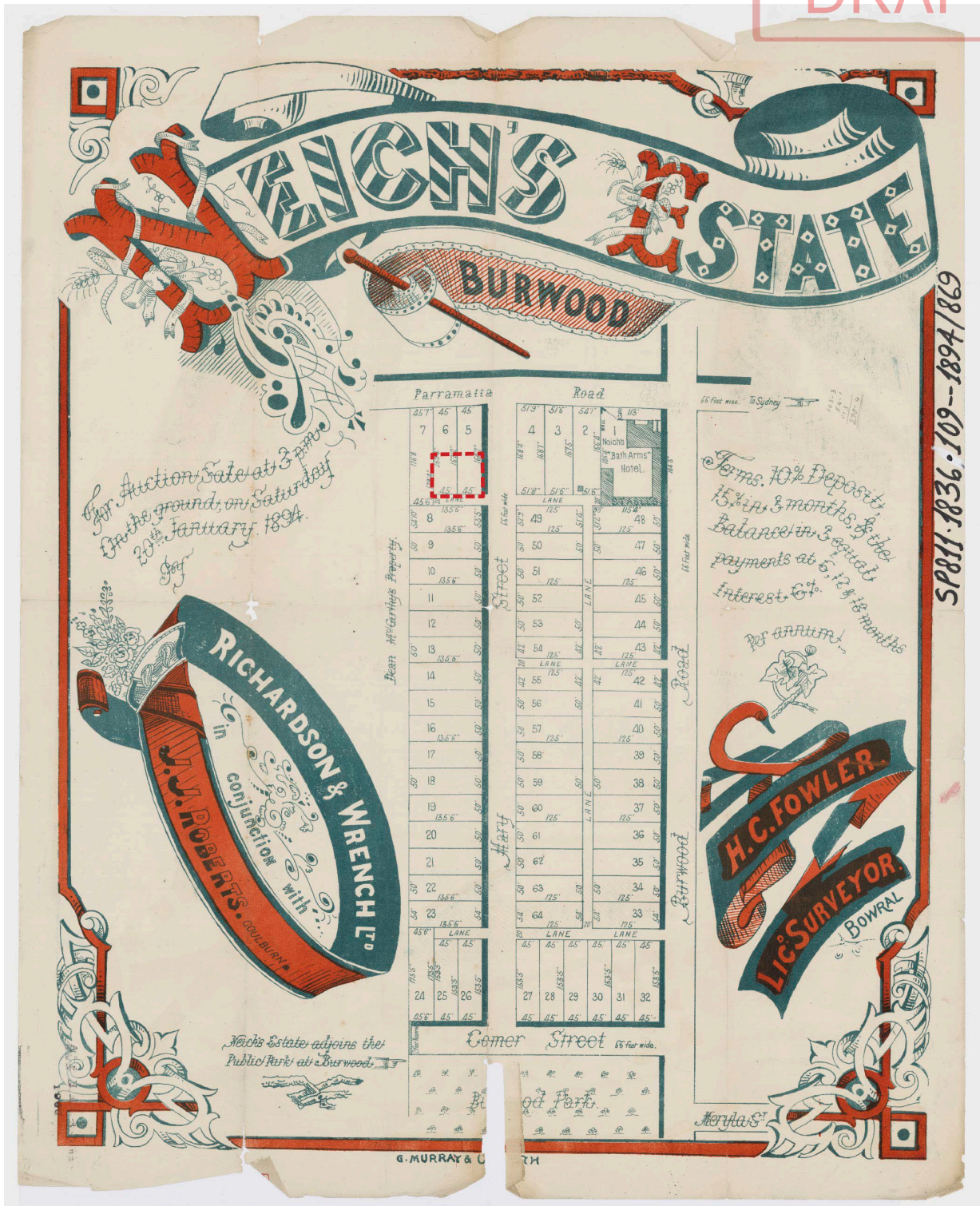


Figure 35 1894 Subdivision of Neich's Estate, approximate location 7 Neich parade marked in red. (Source: SLNSW FL9114864, HAA overlay)

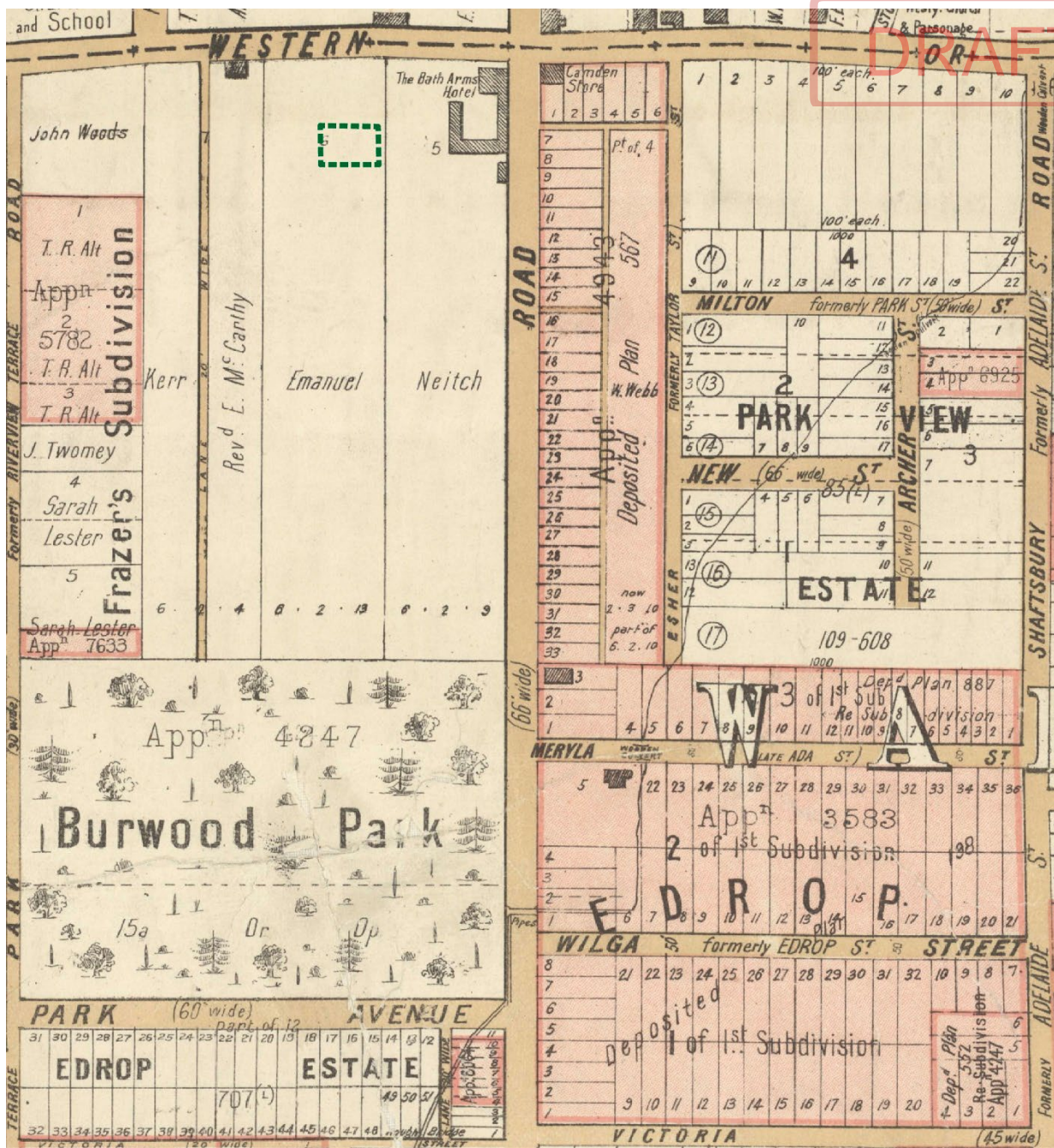


Figure 36 Approximate location of 7 Neich Parade marked in green, 1885 Burwood Subdivision Plan. (Source: SLNSW_FL16812320, HAA overlay).



Figure 37 7 Neich Parade, Burwood NSW 3125, 1943. (Source: SixMaps, HAA overlay)

3.2. Physical Analysis

7 Neich Parade is a Queen Anne style house of the Federation period. It retains much of its original exterior detail at the front of the property, including verandah, fascia, windows, ridge tiles, gable and awning. In real estate photos in 2010, it appears that a substantial portion of interior finishes and details have been retained, including ceilings and cornice details, though there has been alteration at the rear and in the kitchen.

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Figure 38 7 Neich Parade, Burwood, February 2023 (Source: HAA)



Figure 39 7 Neich Parade Burwood, February 2023 (Source: HAA)



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Figure 40 An interior room of 7 Neich Parade, c. 2010. It appears substantially intact including ceiling, cornice, vents, and evidence of a fireplace. This seems to be a side room, facing a neighbour's fence. (Source: RealEstate.com.au)





Figure 41 A rear room of 7 Neich Parade c. 2010, showing substantial alteration though it is possible the windows may be original.(Source: RealEstate.com.au)



Figure 42 The kitchen of 7 Neich Parade, c. 2010. The architrave and window may be original. (Source: RealEstate.com.au)

3.3.Comparative analysis

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Image	Address	Description
Queen Anne Federation houses		
 <p>Figure 43 16 Clifton Ave, Burwood (Source: SHI)</p>	<p>'Federation House' [Item 44] 16 Clifton Avenue, Burwood, NSW 2134</p>	<p>A single-storey Federation Queen Anne house, with attic room, listed for its historical and aesthetic significance. It is substantially more grand and aesthetically distinctive as compared with 7 Neich Parade.⁵⁸</p>
 <p>Figure 44 19 Selbourne Street, Burwood (Source: SHI)</p>	<p>'Federation House' [Item 103], 19 Selborne Street, Burwood, NSW 2134</p>	<p>A single storey Federation Queen Anne bungalow, similar in many respects to 7 Neich Parade but with refined dichromatic brickwork to the front façade.⁵⁹</p>

⁵⁸ "Federation House [Item 44]," State Heritage Inventory, accessed March 20, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250287>

⁵⁹ "Federation House [Item 103]," State Heritage Inventory, accessed March 20, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250069>

	<p>'Federation House and Garden' [Item 104], 27 Selborne Street, Burwood, NSW 2134</p>	<p>A single storey Federation Queen Anne bungalow, similar in many respects to 7 Neich Parade but with refined chromatic brickwork to the façade, a more grand scale and design, and landmark qualities afforded by its corner site and address, complex roof form and prominent chimneys. It has an intrusive fence obscuring much of its aesthetic quality, but otherwise its exterior is substantially intact.⁶⁰</p>
	<p>'Badgelly - Federation House' [Item 85] 53 Abbotsford Road Homebush NSW 2140</p>	<p>A single storey Federation Queen Anne style house with similar key characteristics to 7 Neich Parade such as the hipped and gabled roof of terracotta tiles and decorated verandah posts. It is of grander scale and design featuring an unusual roof extension over a side carport. The front fence unifies the site utilising the same dichromatic brickwork as the façade.⁶¹</p>
	<p>'Federation Houses' [Item 59], 11, 17 & 19 Gladstone Street Burwood NSW 2134</p>	<p>A group of three single storey Federation bungalows located on corner lots. Despite some modifications to number 11 the houses retain their original form, character and detailing. The houses are more decorative and grander compared to 7 Neich Parade with ornate gable ends, returning verandahs, and detailed timber frieze and brackets.⁶²</p>

⁶⁰ "Federation House and Garden [Item 104]," State Heritage Inventory, accessed March 20, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250068>



⁶¹ "Badgelly – Federation House," State Heritage Inventory, accessed March 22, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2450005>

⁶² "Federation Houses [Item 59]," State Heritage Inventory, accessed March 22, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250022>

 <p>Figure 48 27 Gordon Street, Roseberry (Source: SHI)</p>	<p>House [Item 1368], 27 Gordon Street Roseberry NSW 2018</p>	<p>Notable as a very good and finely detailed example of a Federation Queen Anne bungalow in a highly urbanised setting. It retains its plan form and setting with its return verandah addressing the garden space on the double block site. Highly ornate compared to 7 Neich Parade with detailing to the verandah and ribbon work on the front fence, and distinctive and intact chimneys.⁶³</p>
 <p>Figure 49 "Cranbrook [Item 42]," Author Unknown, July 2020, State Inventory</p>	<p>Cranbrook [Item 42], 8 Clarence Street, Burwood 2134</p>	<p>A two-storey Queen Anne style house built c1898. The building is a "a very good intact" example of a two-storey house constructed in the Queen Anne style. Highly detailed and decorated compared to 7 Neich Parade including, cast iron balustrade with timber valence, decorative gable end, decorative window awnings, heavy stop-chamfered verandah posts.⁶⁴</p>

⁶³ "House," State Heritage Inventory, accessed March 22, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1210116>

⁶⁴ "Cranbrook [Item 42]," State Heritage Inventory, accessed March 24, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250248>

 <p>Figure 50 26 Froggatt Crescent, Croydon, NSW 3132," Elders Inner West, November 2021, RealEstate.com.au</p>  <p>Figure 51 "Arlington [Item 147]," Author Unknown, July 2020, State Inventory</p>	<p>Arlington [Item 147], 26 Froggatt Crescent Croydon NSW 2132</p>	<p>A two storey Federation Queen Anne house built c1887. The facade fronting Froggatt Street is part of the original 1870s Victorian Style terrace house, which was later extending and reoriented to the north. Façade fronting Froggatt Street is rendered and painted brickwork with a salte roof which continues over the first-floor balcony. Arlington is detailed with double hung windows and timber shutters, decorative turned timber posts, brackets, beam and balustrade. The house retains its overall form and character with is more interesting and impressive when comparing 7 Neich Parade.⁶⁵</p>
 <p>Figure 52 "Athole [Item 38]," Author Unknown, July 2020, State Inventory</p>	<p>Athole [Item 38], 1 Church Street, Burwood, NSW 2134</p>	<p>A two stroey Federation Queen Anne house built c1897 by Thomas Murray. The buildngs overall form and scale is grander when comparing 7 Neich Parade. Athole features interesting stylistics elements including decorative brick chimney stacks and small pyramidal roofed tower. Athole retains the original form and scale and original detailing such as face brickwork, timber balustrade, posts, brackets and frieze.⁶⁶</p>

⁶⁵ "Arlington [Item 147]," State Heirtage Inventory, accessed March 24, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250117>

⁶⁶ "Athole [Item 38]," State Heritage Inventory, accessed March 24, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250251>

3.3.1. Comparative Analysis Conclusion

The above comparative examples have local historic, associational, aesthetic and representative significance. Many of the comparative examples are houses built distinctively in the Queen Anne style during the Federation period. While 7 Neich Parade is an example of a Federation Queen Anne style house, it is not architecturally noteworthy or distinctive. Generally, most comparative examples were remarkable for their overall form, scale, and highly decorative stylistic elements. 7 Neich Parade is representative of a Queen Anne house common to the Burwood LGA in the early twentieth Century.

3.4. Assessment of Significance

3.4.1. Ability to demonstrate

Guidelines from the NSW Heritage Office emphasise the role of history in the heritage assessment process. A list of state historical themes has been developed by the NSW Heritage Council, in *New South Wales Historical Themes Table showing correlation of national, state and local themes, with annotations Dated 4 October 2001*.

The table below identifies fabric, spaces and visual relationships that demonstrate the relevant historic themes in evidence at 7 Neich Parade.

Australian Theme	NSW Theme	Notes
4 Building settlements, towns and cities	Accommodation	7 Neich Parade is a good example of a Federation Queen Anne style house, typical of Burwood's development in the early 20 th Century.
8 Developing Australia's cultural life	Creative endeavour	7 Neich Parade is a good example of a Federation Queen Anne style house.

3.4.2. Assessment against NSW heritage assessment criteria

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Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

7 Neich Parade is an example of a Queen Anne style bungalow, one of a number of similar houses in the street and wider suburb. It is not, in itself, important in the history of the local area, though it is demonstrative of a significant historical phase in Burwood's development.

Inclusion Guidelines	Check
Shows evidence of a significant human activity	No
Is associated with a significant activity or historical phase	Yes
Maintains or shows the continuity of a historical process or activity	No
Exclusion Guidelines	
Has incidental or unsubstantiated connections with historically important activities or processes	Yes
Provides evidence of activities or processes that are of dubious historical importance	Yes
Has been so altered that it can no longer provide evidence of a particular association	No

Level of Significance: Not applicable

Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)

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As far as is known, 7 Neich Parade has no association with any important persons.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Shows evidence of a significant human occupation	No
Is associated with a significant event, person, or group of persons	No
Exclusion Guidelines	
Has incidental or unsubstantiated connections with historically important people or events	No
Provides evidence of people or events that are of dubious historical importance	No
Has been so altered that it can no longer provide evidence of a particular association	No

Level of Significance: Not applicable

Criterion (c) *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area)*

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7 Neich Parade is a good example of a typical house of its type and style. It is largely unremarkable in its design. Based on real estate photos taken in 2010, it is only partially - though still substantially - intact. It is one of a number of similar houses on the street and in Burwood. It has substantially less architectural distinction than many other houses of this type and style that are listed in the LEP.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Shows or is associated with, creative or technical innovation or achievement	No
Is the inspiration for a creative or technical innovation or achievement	No
Is aesthetically distinctive	No
Has landmark qualities	No
Exemplifies a particular taste, style or technology	Yes
Exclusion Guidelines	
Is not a major work by an important designer or artist	Yes
Has lost its design or technical integrity	No
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	No
Has only a loose association with a creative or technical achievement	Yes

Level of Significance: Not applicable

Criterion (d) *An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons*

As far as is known, 7 Neich Parade has no strong or special association with a particular community or cultural group in NSW or Burwood.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Is important for its associations with an identifiable group	No
Is important to a community's sense of place	No
Exclusion Guidelines	
Is only important to the community for amenity reasons.	No

Is retained only in preference to a proposed alternative	No
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Level of Significance: Not applicable

Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

There is no clear potential to yield information that would contribute to an understanding of NSW or Burwood's cultural or natural history.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Has the potential to yield new or further substantial scientific and/or archaeological information	No
Is an important benchmark or reference site or type	No
Provides evidence of past human cultures that is unavailable elsewhere	No
Exclusion Guidelines	
The knowledge gained would be irrelevant to research on science, human history or culture	Yes
Has little archaeological or research potential	Yes
Only contains information that is readily available from other resources or archaeological sites	Yes

Level of Significance: Not applicable

Criterion (f) *An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)*

DRAFT

It is one of a number of similar houses on the street and in Burwood.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Provides evidence of a defunct custom, way of life or process	No
Demonstrates a process, custom or other human activity that is in danger of being lost	No
Shows unusually accurate evidence of a significant human activity	No
Is the only example of its type	No
Demonstrates designs or techniques of exceptional interest	No
Shows rare evidence of a significant human activity important to a community	No
Exclusion Guidelines	
Is not rare	Yes
Is numerous but under threat	No

Level of significance: Not applicable

Criterion (g) *An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments)*

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7 Neich Parade is a generally representative and largely intact example of its style and type but it is not a particularly fine example.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Is a fine example of its type	No
Has the principal characteristics of an important class or group of items	Yes
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	No
Is a significant variation to a class of items	No
Is part of a group which collectively illustrates a representative type	No
Is outstanding because of its setting, condition or size	No
Is outstanding because of its integrity or the esteem in which it is held	No
Exclusion Guidelines	
Is a poor example of its type	No
Does not include or has lost the range of characteristics of a type	No
Does not represent well the characteristics that make up a significant variation of a type	Yes

Level of Significance: Not applicable

3.4.3. Statement of Significance

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The following is taken from the State Heritage Inventory for the place:

No. 7 Neich Parade, Burwood has historic and aesthetic significance as a very good example of a single storeyed c. 1890's-1900 Federation bungalow. The building retains its original form, character and detailing including a projecting gable to the front with roughcast and painted battens to the apex, a side gable has a decorative timber gable screen, timber framed casement leadlight windows with small multi coloured glass panels at the bottom with coloured highlight windows over on a moulded projecting sill, window awnings, a return verandah with tessellated floor tiles supported on timber columns with heavily decorated valance brackets and a curved brick balustrade, timber and glass panelled entry door with sidelight and highlight. The building makes a positive contribution to the Neich Parade streetscape.

Based on research, it seems more likely that 7 Neich Parade is a bungalow of the first decade of the 20th century, or later, rather than the 1890s.

3.5. Listing Recommendations

7 Neich Parade does not clearly meet the threshold for listing under any of the 7 standard criteria employed for significance assessment in New South Wales, and is a less aesthetically distinctive or architecturally resolved form than many comparable houses of a similar period and style listed in the Burwood LEP.

There is no clear evidence of excessive degradation of the place that would completely compromise architectural integrity. Though 2010 photos appear to show that there have been some substantial alterations at the rear, they also show evidence of substantially intact original interior fabric. 7 Neich Parade would certainly be classed as a contributory item were it in a heritage conservation area, but is not sufficiently remarkable or representative in either its individual aesthetic qualities or its ability to demonstrate stylistic features through intactness, to merit listing in its own right.

Therefore, delisting of the place would be appropriate.

4. Victorian shops; 90-98 Burwood Road, Burwood

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Currently listed as a heritage item in the Burwood Council LEP 2012 (item I19) for historic and aesthetic significance. The buildings and facades are evidence of part of an early subdivision and Victorian development period.⁶⁷ The first floor facades are constructed in the Victorian Free Classical style and retain their original form and decorative parapet detailing.⁶⁸

4.1. History

90-98 Burwood Road Burwood was constructed on Wangal land. The terraces first appear in the Sands Directory in 1894 as “Park Terrace” with four occupants; John Gilmore, Mrs Gilmore, Alfred Beazley and Miss Isabel Beazley.⁶⁹ In 1893 John Gilmore is listed Sands Directory twice, once as “John Gilmore furniture warehouse” and secondly by name only.⁷⁰ Based on the information available it is possible John Gilmore occupied 90 Burwood Road before the place becomes known as “Park Terrace”.⁷¹ In 1890 and the years prior there is no listing referring to 90-98 Burwood Road.⁷² In 1885, Park Terrace is listed with numbers 5-2.⁷³ The number of occupants listed for Park Terrace varies over the years. Number 1 Park Terrace first appears in the Sands Directory in 1904 with Harrie McConnell “house and land agent and photographer” listed as the occupant.⁷⁴ From 1924, 90-98 Burwood Road is no longer referenced as “Park Terrace”

⁶⁷ “Victorian Shops – First floor facades only [Item 019],” State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250053>.

⁶⁸ “Victorian Shops – First floor facades only [Item 019].”

⁶⁹ *1894 Part 2 - City Street Directory - Lon-Yur - Suburban Directory - Alexandria to Burwood* (01/01/1894 - 31/12/1894), [A-01137347]. City of Sydney Archives, accessed March 16, 2023, 194-195, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900096>

⁷⁰ *1893 Part 2 - City Street Directory - Mar-Yur - Suburban Directory - Alexandria to Camperdown* (01/01/1893 - 31/12/1893), [A-01137358]. City of Sydney Archives, accessed March 16, 2023, 188, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900107>.

⁷¹ *1893 Part 2 - City Street Directory - Mar-Yur - Suburban Directory - Alexandria to Camperdown* (01/01/1893 - 31/12/1893), [A-01137358]. City of Sydney Archives, accessed March 16, 2023, 188, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900107>.

⁷² *1890 Part 2 - City Street Directory - Mar-Yur - Suburban Directory - Alexandria to Canterbury* (01/01/1890 - 31/12/1890), [A-01137392]. City of Sydney Archives, accessed March 16, 2023, 182, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900141>; *1891 Part 2 - City Street Directory - Mar-Yur - Suburban Directory - Alexandria to Concord* (01/01/1891 - 31/12/1891), [A-01137380], 176, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900129>; *1892 Part 2 - City Street Directory - Mar-Yur - Suburban Directory - Alexandria to Canterbury* (01/01/1892 - 31/12/1892), [A-01137369], 183, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900118>; *1888 Part 2 - City Street Directory - Mew-Yur - Suburban Directory - Alexandria to Concord* (01/01/1888 - 31/12/1888), [A-01137413], 184, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900162>; *1885 Part 2 - City Street Directory - May-Yur - Suburban Directory - Alexandria to Glebe* (01/01/1885 - 31/12/1885), [A-01137445], 165, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900194>.

⁷³ *1895 Part 2 - City Street Directory - Nor-Yur - Suburban Directory - Alexandria to Burwood* (01/01/1895 - 31/12/1895), [A-01137336]. City of Sydney Archives, accessed March 16, 2023, 198, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1900085>.

⁷⁴ *1904 Part 3 - Suburban Directory - Ashfield to Glebe* (01/01/1904 - 31/12/1904), [A-01137217]. City of Sydney Archives, accessed March 16, 2023, 247, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899966>.

and numbers 90-98 are used, the listed occupants are noted with their occupations, although there are no additional street numbers recorded.⁷⁵ In 1932-33 90-98 Burwood Road is listed with the same numbers, names and occupations; there is no indication of additional street numbers being used at that time, which may indicate that the shop front additions were constructed after this time.

There is limited information about the Beazley family who occupied 90 Burwood Road for close to 30 years from 1894-1923. Alfred Beazley was a “merchant and mine merchant”, his wife Eliza died on 12 January 1895, his daughter Miss Isabel Beazley was a teacher of music.⁷⁶

90-98 Burwood Road was built to front Burwood Park and this historical relationship has been largely retained, if somewhat compromised by the later additions of shopfronts.

List of occupants, 90-98 Burwood Road, Burwood

Year	Listed as	Occupants
1893	No building name or street number	“John Gilmore, furniture warehouse” and “John Gilmore”
1894	No building name or street number	“Gilmore John, furniture warehouse Mrs Gilmore, dressmaker Alfred Beazley Ms Beazley”
1895	“Park Terrace” 5-2	5 Alfred Beazley 4 Denis E Driscoll 3 Miss E Carroll 2 Mrs Hall and Charles Counsel
1896	Park Terrace 5 and 3	5 Alfred Beazley 3 RS Hudson, surgeon dentist and John Salsell, carpenter
1900	Park Terrace 5, 4 and 3	5 Ms Beazley, music teacher, 4 Rose Thomas M.L.A., 3 OJ Udall and Harrie McConnell photographer
1904	Park Terrace 5, 4, 2 and 1	5 Alfred Beazley and Miss Isabel Beazley 4 Henry H Hahn 2 George Clewes 1 Harrie McConnell house and land agent photographer
1910	Park Terrace 5, 4, 2 and 1	5. Alfred Beazley and Miss Isabel Beazley 4 Thomas Rose J.P., solicitor 3 Henry O Burgess and Henry Burgess 1 Edward A Checkley, painter
1916	Park Terrace 5 and 4	5 Alfred Beazley and Miss Isabel Beazley 4 Thomas Rose J.P., Solicitor

⁷⁵ "BURWOOD including CROYDON (part of) and STRATHFIELD (part of)", Wise's New South Wales post office directory Sydney: Wise's Directories, 1909 issue 1924, accessed March 13, 2023 <http://nla.gov.au/nla.obj-696009532>; Issue 1922 <https://nla.gov.au/443/tarkine/nla.obj-660770687>; Issue 1924 <http://nla.gov.au/nla.obj-670515559>; Issue 1925 <http://nla.gov.au/nla.obj-613408082>.

⁷⁶ "IN BANKRUPTCY," New South Wales Government Gazette (Sydney, NSW : 1832 - 1900), 18 November 1890: 8867, accessed March 13, 2023 <http://nla.gov.au/nla.news-article221646388>; Sydney Morning Herald (NSW : 1842 - 1954), Monday 14 January 1895, page 1, <http://nla.gov.au/nla.news-article13981313>; Daily Telegraph (Sydney, NSW : 1883 - 1930), Saturday 27 January 1912, page 10, <http://nla.gov.au/nla.news-article239062765>.

1914 ⁷⁷	Park Terrace 5-1	5 Alfred Beazley and Miss Isabel Beazley, teacher of music 4 Thomas Rose, J.P, solicitor 3 Ms B Hill, boarding-house 2 George Clewes 1 Edward A Checkley, painter
1918 ⁷⁸	Park Terrace 5-1	5 Alfred Beazley and Miss Isabel Beazley 4 Thomas Rose, J.P 3 Mrs A E Lattrelle 2 Mrs Louisa Carter 1 Edward A Checkley
1919 ⁷⁹	Park Terrace 5-1	5 Alfred Beazley and Miss Isabel Beazley 4 Henry Smith 3 Mrs Summerhayes 2 Mrs Louisa Carter 1 Edward A Checkley
1920	Park Terrace 5-1	5 Alfred Beazley and Miss Isabel Beazley 4 Henry Smith 3 Mrs Summerhayes 2 Mrs Louisa Carter 1 Edward Checkley, painter
1932-32 ⁸⁰	90-98 Burwood Road	90 W . J. Weeks, butcher 92 Arthur Strachan, <i>occupation illegible</i> 94 Candle and Anderson, grocers 96 E Stevenson, small goods 98 R. J. Randall, confectioner

⁷⁷ 1914 Part 4 - Suburban Directory - Botany to Granville (01/01/1914 - 31/12/1914), [A-01137008]. City of Sydney Archives, accessed 16 Mar 2023, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899757>

⁷⁸ 1918 Part 3 - Suburban Directory - Ashfield to Dundas (01/01/1918 - 31/12/1918), [A-01136907]. City of Sydney Archives, accessed 16 Mar 2023, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899656>

⁷⁹ 1919 Part 3 - Suburban Directory - Ashfield to Drummoyne (01/01/1919 - 31/12/1919), [A-01136883]. City of Sydney Archives, accessed 16 Mar 2023, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899632>

⁸⁰ 1932-3 Part 3 - Suburban Directory - Balmain to Strathfield (01/01/1932 - 31/12/1933), [A-01136525]. City of Sydney Archives, accessed 22 Mar 2023, <https://archives.cityofsydney.nsw.gov.au/nodes/view/1899274>

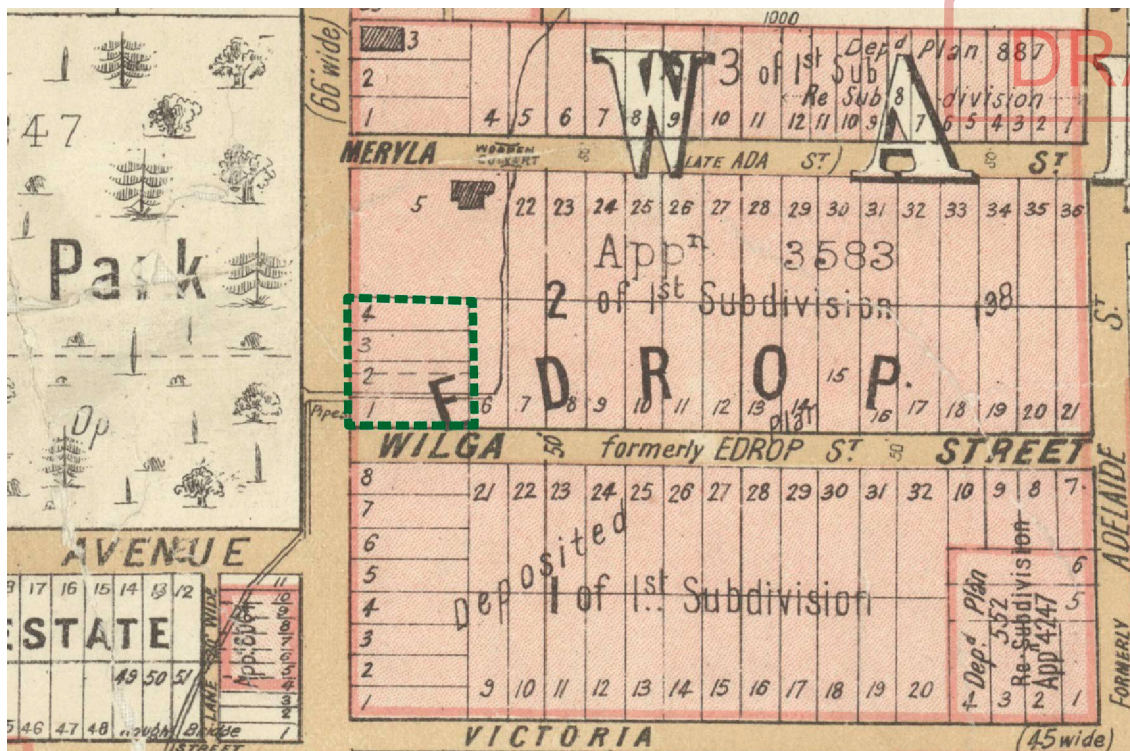


Figure 53 Approximate located of 90-98 Burwood Road, Burwood marked in green, 1885 Burwood subdivision plan (Source: SLNSW FL16812320, HAA overlay)



Figure 54 90-98 Burwood Road, Burwood NSW 3125, 1943. Source: SixMaps, HAA overlay.

4.2. Physical Analysis

90-98 Burwood Road are a series of terraces that have been altered with shopfronts, in a manner common in the early 20th Century to create new commercial space along main roads. The corner building, number 98, was probably originally built as a shop-house.

The main historical feature retained across the buildings is a Free Classical parapet, with a broken pediment above each terrace and a matching pediment on the corner of number 98. The parapet is substantially intact. Sometime in the early-mid 20th century, shopfronts have been added to the terraces with a simpler parapet-cum-balustrade that nevertheless reflects the pediment detail of the earlier parapet in its design. With the exception of the boundary walls, the facades below the line of the bullnose balcony roof appear to be greatly altered, and even the details of the boundary walls are not clearly in evidence on the ground floor. The exterior of 98 Burwood Road appears to have been altered substantially across both levels though retaining the parapet.

The status of the interiors varies between the addresses, but in most cases they appear to have been lost entirely. A possible exception to this is 92 Burwood Road, which retains a roof form that might be expected of an original terrace and for which no Real Estate photos could be found. Photos also could not be found for 96 Burwood Road, though the roof form is unlikely to be original. 90 and 94 appear to be completely gutted. 98 has a timber floor, though it is unlikely to be original, and there is limited evidence of other historical features.



Figure 55 90-98 Burwood Road, February 2023 (Source: HAA)

4.3.Comparative analysis

DRAFT

Image	Address	Description
Shops abd terraces		
 <p>Figure 56 "67 Abercrombie, Chippendale", Realcommercial.com.au, accessed March 16, 2023</p>	<p>Corner Shop and Terrace Group "Centennial Terrace" Including Interiors [Item I157], 63-67 Abercrombie Street Chippendale NSW 2008</p>	<p>A pair of two storey late Victorian terraces adjoin a three-storey corner shop and residence. It has a decorative parapet with "Centennial Terrace" inscribed on the corner. The building is more distinctive and intact, and of a grander scale than 90-98 Burwood Road. It is representative of the working-class development of Chippendale.⁸¹</p>
 <p>Figure 57 "Late Victorian Shop and Residence," Author Unknown, July 2020, State Inventory</p>	<p>Late Victorian Shop and Residence [Item I285], 194 Avoca Street Randwick NSW 2031</p>	<p>Notable for its historic association to landowner Alexander McArthur whose grant encompassed the site, and Edward Hearne who built it. It is characteristics including stuccoed masonry construction with imitation ashlar are typical of its type as a Victorian shop and residence. It is more finely detailed when compared to 90-98 Burwood Road, with segmental arched windows, mouldings, high parapet and pediments.⁸²</p>

⁸¹ "Corner Shop and Terrace Group "Centennial Terrace" Including Interiors", State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2420267>

⁸² "Late Victorian Shop and Residence," State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2310075>

 <p>Figure 58 "Don Vincenzo Pizza Parlour," D J Tisdell, January 2005, State Inventory</p>	<p>Federation Free Style Shop [Item 176], 113 Lachlan Street, Forbes NSW 2871</p>	<p>A fire destroying the original shops and façades in February 1897 was the impetus for reconstruction by Forbes architect John Holderness Bates and contractors Peterson and Hewson by October 1897. The shops contribute to the general scale of buildings in Lachlan Street, Forbes. The cast iron verandah was demolished and replaced with a cantilever awning in the 1960s.⁸³ It is more distinctive than 90-98 Burwood Road. Unlike the Burwood, the building is of a similar scale and form to surrounding development, whereas the facades of 90-98 Burwood Road have intrusive awning additions.</p>
 <p>Figure 59 "99-103 Johnston Street front facade," LMC, September 2015, State Inventory</p>	<p>Shop and residence, "The Colannade", including interiors [Item 151], 101 Johnston Street Annandale NSW 2038</p>	<p>A two storey Federation Free Classical shop and flat that was constructed in 1894, which is unusual for Johnston Street. Unlike 90-98 Burwood Road the buildings' front façade retains its original form and character, including; Juliet balcony, decorative mouldings, pilasters, pediment and name and date of the building.⁸⁴</p>

⁸³ "Federation Free style Shop," State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1580170>

⁸⁴ "Shop and residence, "The Colannade", including interiors," State Heritage Inventory, accessed March 22, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1940053>

	<p>Corner shop (former) [Item 110], 25 Stanley Street, Burwood</p>	<p>A two storey Victorian-era Georgian-style former shop and residence. Retains its exterior form and details across both levels.</p>
	<p>Shop facades [Item 026], 185D, 185E, 187 Burwood Road, Burwood</p>	<p>Architecturally distinctive examples of Inter-War period Art Deco shop fronts, retaining details across both levels.</p>
	<p>144-152 Burwood Road, Burwood</p>	<p>A group of shop-houses which appear to retain their original overall form, compromised by one missing upper-storey façade in the row of five, interior alterations, and by the infilling of the enclosed balconies at 144-148. 144 has landmark qualities similar to 98 Burwood Road. These are not listed nor in a conservation area.</p>

Figure 60 "Corner shop (former) [Item 110]", author unknown, 2020, State Inventory.

Figure 61 "185D-185E Burwood Rd", author unknown, 2010, State Inventory.

Figure 62 144-152 Burwood Rd, Tristan Ryan, 2023, HAA.

 <p>Figure 63 "Victorian Shops - First floor facades only [Item 018]", author unknown, 2010, State Inventory</p>	<p>Victorian Shops, first floor façades only [Item 018], 71-77 Burwood Road BURWOOD NSW 2134</p>	<p>A group of shop houses with an awning, located on Burwood Road, that retain their original form and detailing such as decorative parapets.</p>
 <p>Figure 64 "Shops - First floor facades only [Item 028]", author unknown, 2010, State Inventory</p>	<p>Shops, first floor façades only [Item 028], 185-185A Burwood Road BURWOOD NSW 2134</p>	<p>A group of Inter-War period shops c1930s, located on Burwood Road. Despite later modifications they retain original detailing such as decorative face brick to the gabled parapet wall.</p>
 <p>Figure 65 "Shops - First floor facades only [Item 025]", author unknown, 2010, State Inventory</p>	<p>Shops, first floor façades only [Item 025], 170-174 Burwood Road BURWOOD NSW 2134</p>	<p>A pair of shop houses c1900s which retain the original form and detailing such as the high parapet wall with centre pediments and moulded detailing.</p>

 <p>Figure 66 "Shops - First floor facades only [Item 022]", author unknown, 2010, State Inventory</p>	<p>Shops, First floor façades only [Item 022], 157-159 Burwood Road BURWOOD NSW 2134</p>	<p>A group of Federation period shop houses c1900s. Despite later development they have retained their original form and classical detailing to cornices.</p>
 <p>Figure 67 "Commercial Buildings," Hughes Trueman Ludlow, September 1990, State Inventory</p>	<p>Victorian Commercial Buildings [Item 135], 165 - 175 Howick Street Bathurst NSW 2795</p>	<p>A row of six two-storey Victorian Italianate commercial buildings design by imminent architect Thomas Rowe in 1874. The buildings contribute to the streetscape as a Victorian Free Classical style that forms a landmark in the Bathurst commercial area. The buildings have a higher degree of integrity when compared to 90-98 Burwood Road with highly decorated facades above awning level separated by 'eaves-stops', decorative entablatures, and ornamental rainwater heads.</p>

⁸⁵ "Victorian Commercial Buildings," State Heritage Inventory, accessed March 22, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1080135>

 <p>Figure 68 198-206 St Johns Road, Glebe (Source: Domain.com.au)</p>	<p>Shop and Residence Group (204-206 St Johns Road) Including Interiors [Item 1809], 198-206 St Johns Road Glebe NSW 2037</p>	<p>A very fine example of a Federation Free Classical style pair of asymmetrical shops and residences on top of brick construction. The likely original red brickwork with tuck pointing has since been painted with rendered detailing. The ground level features early storefronts with ceramic will tiles, the awning has been removed. Unlike 98-90 Burwood Road is has retained its characteristics, overall scale and form and setting.⁸⁶</p>
 <p>Figure 69 "147 St Johns Road, Glebe," 2015, Homely.com.au</p>	<p>143-147 St Johns Road, Glebe, 2037 (not listed, part of Hereford and Forest Lodge Heritage Conservation Area)</p>	<p>A group of Victorian terraces, with shop fronts added at a later date with detailed parapet walls. The shop fronts here remain largely intact, as do the overall forms of the terraces behind. Although not listed individually, these buildings appear more intact than 90-98 Burwood Road.⁸⁷</p>

⁸⁶ "Shop and Residence Group (204-206 St Johns Road) Including Interiors," State Heritage Inventory, accessed March 22, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2427898>

⁸⁷ "147 St Johns Road, Glebe NSW 2037," Homely.com.au, accessed March 24, 2023, <https://www.homely.com.au/homes/147-st-johns-road-glebe-nsw-2037/1706987#gallery>

4.3.1. Comparative Analysis Conclusion

The above comparative examples have local historic, aesthetic and representative significance. Most comparative examples are shops and residences built through the Victorian period. 204-206 St Johns. Road, Glebe and 101 Johnstone Street, Annadale are built in the Federation Free Classical style and retain their overall form and character. Generally, most comparative examples have been modified below awning level, but otherwise their design integrity and forms have been retained, with additions and alterations not generally being as destructive as at 90-98 Burwood Road. Some of the places have retained their original form and detail across both levels. Notably, the example that most closely resembles the subject properties - as terraces which have been later altered with shop fronts, 143-147 St John's Road - appears far more intact but is not listed as an item (though is within a Heritage Conservation Area).

4.4. Assessment of Significance

4.4.1. Ability to demonstrate

Guidelines from the NSW Heritage Office emphasise the role of history in the heritage assessment process. A list of state historical themes has been developed by the NSW Heritage Council, in *New South Wales Historical Themes Table showing correlation of national, state and local themes, with annotations Dated 4 October 2001*.

The table below identifies fabric, spaces and visual relationships that demonstrate the relevant historic themes in evidence at 90-98 Burwood Road, Burwood.

Australian Theme	NSW Theme	Notes
3 Developing local, regional and national economies	Commerce	90-98 Burwood Road, Burwood, are examples of a series of shop houses. 90-96 were converted from residential premises to have shop fronts in the early-mid Twentieth Century, a common practice as main streets developed.
4 Building settlements, towns and cities	Accommodation	90-98 Burwood Road are examples of Victorian terraces, later converted to shop houses and finally to apparently entirely commercial premises. Their ability to demonstrate their original use is limited by later alterations.
8 Developing Australia's cultural life	Creative endeavour	90-98 Burwood Road retain a historical parapet that is a fine example of a Free Classical façade. Their ability to demonstrate other aspects of this style or of any other creative achievement is limited by later alterations.

4.4.2. Assessment against NSW heritage assessment criteria

DRAFT

Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

The shop buildings are demonstrative of a period of development along Burwood Road, including in their alteration (in the early-mid Twentieth Century) from residential terraces to shopfronts. However, their ability to demonstrate this has been degraded by extensive alteration. The shops buildings are evidence of past subdivision patterns in the town of Burwood as Section One of the "Edrop Estate" which was subdivided in 1880.⁸⁸

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Shows evidence of a significant human activity	No
Is associated with a significant activity or historical phase	Yes
Maintains or shows the continuity of a historical process or activity	Yes
Exclusion Guidelines	
Has incidental or unsubstantiated connections with historically important activities or processes	No
Provides evidence of activities or processes that are of dubious historical importance	No
Has been so altered that it can no longer provide evidence of a particular association	Yes

Level of Significance: Not applicable

⁸⁸ "September 25, 1880," *The Bulletin*, National Library of Australia, vol 3, 25, September 25, 1880, <https://nla.gov.au/tarkine/nla.obj-242211336>

Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)



As far as can be ascertained, there were not occupants of historical importance at 90-98 Burwood Road, nor other important associations with important persons.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Shows evidence of a significant human occupation	No
Is associated with a significant event, person, or group of persons	No
Exclusion Guidelines	
Has incidental or unsubstantiated connections with historically important people or events	N/A
Provides evidence of people or events that are of dubious historical importance	N/A
Has been so altered that it can no longer provide evidence of a particular association	N/A

Level of Significance: Not applicable

Criterion (c) *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area)*

DRAFT

The parapet of 90-98 Burwood Road has some aesthetic significance. It is a fine example of Victorian Free Classical parapet. The architectural value of the rest of the buildings has been greatly degraded by later alterations.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Shows or is associated with, creative or technical innovation or achievement	Yes (parapet only)
Is the inspiration for a creative or technical innovation or achievement	No
Is aesthetically distinctive	Yes (parapet only)
Has landmark qualities	Yes (parapet only)
Exemplifies a particular taste, style or technology	No
Exclusion Guidelines	
Is not a major work by an important designer or artist	Yes
Has lost its design or technical integrity	Yes
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	Yes
Has only a loose association with a creative or technical achievement	No

Level of Significance: The parapet alone may be said to have aesthetic significance at a Local level.

Criterion (d) *An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons*

DRAFT

As far as is known there is not strong association with a particular community or cultural group.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Is important for its associations with an identifiable group	No
Is important to a community's sense of place	No
Exclusion Guidelines	
Is only important to the community for amenity reasons.	N/A
Is retained only in preference to a proposed alternative	N/A

Level of significance: Not applicable

Criterion (e) *An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)*

90-98 Burwood Road has no obvious potential to yield information, and the extent of later alterations makes archaeological evidence highly unlikely.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Has the potential to yield new or further substantial scientific and/or archaeological information	No
Is an important benchmark or reference site or type	No
Provides evidence of past human cultures that is unavailable elsewhere	No
Exclusion Guidelines	
The knowledge gained would be irrelevant to research on science, human history or culture	N/A
Has little archaeological or research potential	N/A
Only contains information that is readily available from other resources or archaeological sites	N/A

Level of Significance: Not applicable

Criterion (f) *An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)*

DRAFT

The item is not rare.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Provides evidence of a defunct custom, way of life or process	No
Demonstrates a process, custom or other human activity that is in danger of being lost	No
Shows unusually accurate evidence of a significant human activity	No
Is the only example of its type	No
Demonstrates designs or techniques of exceptional interest	No
Shows rare evidence of a significant human activity important to a community	No
Exclusion Guidelines	
Is not rare	Yes
Is numerous but under threat	N/A

Level of significance: Not applicable

Criterion (g) *An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments)*

DRAFT

The parapet demonstrates the principal characteristics of the Free Classical style and is a good example of this style and type.

This item does not meet the threshold for listing under this criterion.

Inclusion Guidelines	Check
Is a fine example of its type	Yes (parapet only)
Has the principal characteristics of an important class or group of items	Yes (parapet only)
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	Yes (parapet only)
Is a significant variation to a class of items	No
Is part of a group which collectively illustrates a representative type	No
Is outstanding because of its setting, condition or size	No
Is outstanding because of its integrity or the esteem in which it is held	No
Exclusion Guidelines	
Is a poor example of its type	No
Does not include or has lost the range of characteristics of a type	Yes
Does not represent well the characteristics that make up a significant variation of a type	Yes

Level of Significance: Not applicable. The parapet alone could be said to be representative of the Free Classical style.

4.4.3. Statement of Significance

DRAFT

The following Statement of Significance has been taken from the State Inventory:⁸⁹

“Nos. 90-98 Burwood Road, Burwood has historic and aesthetic significance as part of an early subdivision and Victorian period of development in the local area constructed in c. 1870s-80s. Despite some modifications, the first-floor façades still have their original form and detailing such as decorative parapets.”

4.4.4. Listing and management recommendations

The majority of 90-98 Burwood Road is not significant due to considerable alteration to the interior, rear and front of the properties largely destroying the design and historical integrity of the fabric.

The practice of listing facades alone, separate from the rest of a building, is not encouraged as best practice heritage conservation, and is only justifiable in cases where a façade is itself an exceptional creative achievement and where the rest of the building has been greatly modified. The second is clearly true of 90-98 Burwood Road, but while the parapet is a high-quality example, it is not outstanding, and the historical façade as a whole has been heavily compromised.

There are three possible outcomes for development should the façade remain listed:

1. The redevelopment of the site including the employment of an architect with the skill to relocate the parapet to the top of a new building in an appropriate and sympathetic manner. This is unusual, but possible and would be appropriate. In this instance, the parapet would be used to ornament a new building rather than arbitrarily preserving the rest of the façade, which is of little to no significance.
2. The redevelopment of the site with a new building located behind the existing parapet, which would remain at the current level. This would compromise the architectural integrity of the parapet, which would lose the silhouette of its distinctive broken pediments against the sky. This would further compromise the already compromised aesthetic value.
3. The relocation of the parapet elsewhere. This is highly unusual, difficult, and expensive, and not a desirable conservation outcome in any case.

In consideration of the above, de-listing of the façade would be appropriate.

In the event of de-listing, it is recommended that the parapet and fronts be recorded through photography and detailed elevation drawings.

In the event it is retained as a listed item, the listing should be modified to refer to the parapet in specific, rather than the façade in general (the rest of the façade is highly

⁸⁹ “Victorian Shops – First floor facades only [Item 019],” State Heritage Inventory, accessed March 16, 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250053>

compromised). Careful consideration should be given to future management in the event of development, including the possibility that recording may in some cases be preferable to retention. Policies should be added to the listing and/or DCP to the effect that the parapet should be located at the top of any building on the site.

When examining the existing shop facades located on Burwood Road, which are included as heritage items on the Burwood Local Environmental Plan 2012 Schedule 5, it is clear a lower threshold of significance and integrity has been applied. It is acknowledged that the significance of 90-98 Burwood Road has been compromised by later alterations and additions. However, it retains its original context and readability despite later development as a Victorian-period shop terrace erected in the Free Classical style. Therefore, retention of 90-98 Burwood Road as a local heritage item is appropriate.

5. Site of the Bath Arms Hotel [Item 94]; 352-354 Parramatta Road, Burwood

DRAFT

Currently listed as a heritage item in the Burwood Council LEP 2012 (item I45) for historic, aesthetic, social and rarity values; it is a representative example of an Inter-War hotel building with Art Deco stylistic elements. The building is of historic significance as it occupies the site of the former Bath Arms Inn and provides evidence of commercial activity growth along Parramatta Road and Burwood throughout the 1920s.⁹⁰ It has some local aesthetic significance and is demonstrative of Inter War hotel building characteristics such as, the face brick exterior and render motif on the parapet.⁹¹ It has landmark qualities with its position on the main entry point of Parramatta Road to the suburb of Burwood.⁹² Bring used as a place of recreation since the 1830s, which is rare, is has some social significance to the residents of Burwood.⁹³

5.1. History

Along Parramatta Road through the 1820s and 1830s roadside inns were established to service coaches travelling on the Parramatta run. 94 The Bath Arms Inn was founded by Emanuel Neich in 1834, Neich was the licensee until he died in 1893.⁹⁵ The Inn was built for Neich by his father-in-law James Comer in 1834. 96 Aged 20 at the time, Neich was required to be married to obtain a license for an inn. 97 It was erected on the corner of Burwood and Parramatta roads. The inn was a well-known landmark and staging post for the coaches along the Parramatta Road route. 98 The present Bath Arms Hotel occupies the original site of the Bath Arms Inn. It is an Inter War, built circa 1920, two storey brick building with Art Deco stylistic elements. 99 The original Inn was a “three sided building enclosing a courtyard for vehicles and had stables and a grazing paddock at the rear”. 100

⁹⁰ “Site of the Bath Arms Hotel [Item 94],” State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1250049>.

⁹¹ “Site of the Bath Arms Hotel [Item 94],” State Heritage Inventory.

⁹² “Site of the Bath Arms Hotel [Item 94],” State Heritage Inventory.

⁹³ “Site of the Bath Arms Hotel [Item 94],” State Heritage Inventory.

⁹⁴ “Site of the Bath Arms Hotel [Item 94],” State Heritage Inventory.

⁹⁵ Dunlop, E. W. and Burwood (N.S.W.: Municipality) Council, *Harvest of the years: the story of Burwood, 1794-1974*, Eric Dunlop and Council of the Municipality of Burwood (Burwood: N.S.W), 1974 https://www.holyinnocentscroydon.org.au/files/pdf/Harvest_of_the_Years_Part1.pdf, 19-20.

⁹⁶ Dunlop, *The Harvest of the Years: The Story of Burwood 1794-1974*, 19-20.

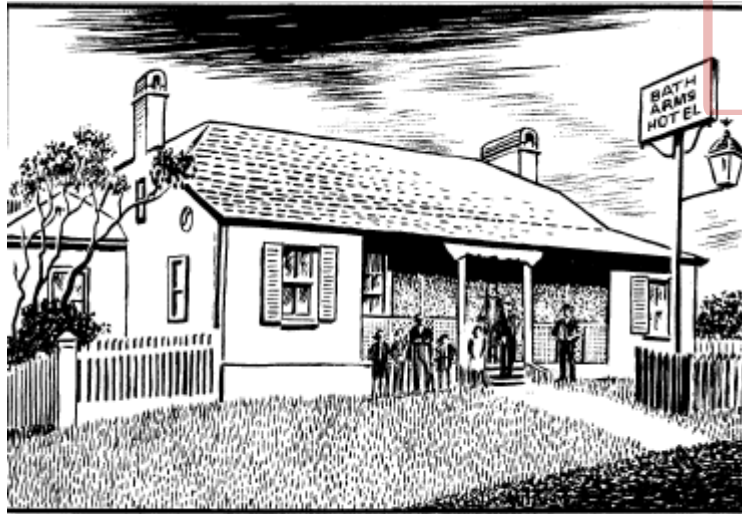
⁹⁷ Dunlop, *The Harvest of the Years: The Story of Burwood 1794-1974*, 19-20.

⁹⁸ Dunlop, *The Harvest of the Years: The Story of Burwood 1794-1974*, 19-20.

⁹⁹ “Site of the Bath Arms Hotel [Item 94],” State Heritage Inventory.

¹⁰⁰ Dunlop, *The Harvest of the Years: The Story of Burwood 1794-1974*, 19-20.

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THE BATH ARMS INN, built in 1834 by James Cosser for his son-in-law, Emmanuel Neich. This famous coaching inn was conducted by Neich for sixty years.
(Drawing by Frank Tyler from an old photograph.)

Figure 70 Former Bath Arms Inn, Frank Tyler (drawing from photograph), in Eric Dunlop 1974



Figure 71 Bath Arms Hotel, 352-354 Parramatta Road, Burwood (Source: HAA)

5.2. Physical Analysis

The following description has been taken from the State Inventory:¹⁰¹

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The Bath Arms Hotel is a two storey corner hotel building on the corner of Parramatta and Burwood Roads. The site comprises the main Inter War hotel building, as well as a car park and a single storey restaurant/bottle shop building which has a frontage to Burwood Road. The exterior of the main hotel building embodies the key elements of an Inter War hotel building that was popular during the 1920s and 30s in Sydney. Key elements of the style include the face brick exterior; splayed rendered motif on the parapet; horizontally oriented timber sash windows; tiled ground floor facade; cantilevered awning and horizontal massing.

5.3. Assessment of Significance

The site of the Bath Arms Hotel clearly demonstrates local heritage significance for its aesthetic, landmark and historical qualities.

5.3.1. Statement of Significance

The following Statement of Significance has been taken from the State Inventory:¹⁰²

*The Bath Arms Hotel has local historical significance as it is located on the site of the Bath Arms Inn that previously occupied the site and it provides evidence of the growth of commercial activity along Parramatta Road and the suburb of Burwood during the 1920s. The hotel building has a moderate level of aesthetic significance as it embodies the characteristics of an Inter-War hotel building with Art Deco elements, which was popular for the design of hotel buildings during the period. It also has landmark qualities as the entry point from the main thoroughfare of Parramatta Road to the suburb of Burwood. As a place of public recreation that has retained its historical usage from the 1830s to the 21st century, the place has some social significance for the local community. The hotel is considered rare as the site has been in continued use as a hotel since the 1830s. The Bath Arms Hotel building is representative of an Inter-War hotel building with Art Deco elements.*¹⁰³

5.4. Listing Recommendations

Based on the research available and physical examination, both external and internal, the site of the Bath Arms Hotel clearly demonstrates local significance to merit heritage listing. It is the opinion of the authors that this place should remain listed as a heritage item on Schedule 5 of the Burwood LEP 2012.

¹⁰¹ "Site of the Bath Arms Hotel [Item 94]," State Heritage Inventory.

¹⁰² "Site of the Bath Arms Hotel [Item 94]," State Heritage Inventory.

¹⁰³ "Site of the Bath Arms Hotel [Item 94]," State Heritage Inventory.

6. Methodist Ladies' College [Item 89]; 45 Park Road, Burwood

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It is associated with architects Harry C Kent and Alfred G Newman. MLC is a representative example of all girls Church run school in the late 19th Century.



Figure 72 Methodist Ladies' College, 45 Park Road Burwood (Source: HAA)

6.1. History

Refer to Methodist Ladies' College [Item 89] in State Heritage Inventory for a complete history.

6.2. Physical Analysis

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The following description is taken from the State Inventory:

The bulk of the School buildings are located on the main site which retains a mix of buildings dating from various periods of development. These have also been overlaid with successive additions and alterations made possible by the acquisition of additional land. No buildings or elements remain from the initial period and c.1880s establishment of the School.

The Schofield Tower and Chapel are the oldest buildings on the site and survived the c.1977 fire. The single storey Chapel was constructed in c.1891-92. The Tower and associated wing were constructed in 1919.

The Grantham Street "façade" is terminated by the Potts Hall building, Building 3, which is a distinctive Federation style building constructed in c. 1926. The distinctive building remains a strong and highly visible feature of the Rowley Street frontage despite the various additions to the School. A notable feature of the Grantham Street frontage is the former entry to Building 9, the Sutton Wing, which was constructed in the late 1940s.

The architectural language of the face brick facades includes pointed arches, crenulated parapets and a "tower" which has been described as being an architectural "flourish" provided architectural motifs and inspiration for buildings that followed.

6.3. Assessment of Significance

The Methodist Ladies College clearly demonstrates local heritage significance for its historic, aesthetic and social significance.

6.3.1. Statement of Significance

The following Statement of Significance has been taken from the State Inventory:

MLC Burwood, particularly the main school site bounded by Rowley and Grantham Street and Park Road, is of local historic, aesthetic and social significance as a good example of an early all girls Church run School established in the late 1880s, as part of the early development in the local area.

The establishment of the School in c.1886 represents the recognition of Burwood as a favourable and growing suburb. Subsequent land acquisitions and development of the school also reflects the growth and development of the local area. The establishment of the school also represents the Church's recognition and value of an all girl school, it was the first all girls' school established by the Wesleyan/ Methodist Church. The site is of high social significance due to its associations with the Uniting Church and its predecessors and past and present students, staff and their families

The Schofield Wing/ Chapel, Tower and remaining wing, corner building containing Potts Hall and associated fence are of high, local historic, aesthetic and social significance as

part of the early development of the School. Despite some change, adaption and additions, the buildings represent the early growth and development of the School and generally retain their overall form, character and Federation and Inter-war period details including face brick facades, brick and rendered detail including corner pilasters and towers and crenulated parapets, parapeted and pitched roof forms. Each also makes a high visual contribution to the Park Road, Rowley and Grantham Street streetscapes.

Part of the School land on the eastern side of Park Road is also of some historic significance as part of the lands originally purchased for the School. This land has traditionally and significantly continues to be used for school sports activities.

The remainder of the school buildings are representative examples of educational buildings and facilities from the 1960s to the present. The various changes and modifications to the buildings and site frontages and construction of new building and additional wings demonstrate the on-going use and evolution of the school and changing requirements, tastes and expectations. The built context is enhanced by a number of open spaces and courtyards, trees and plantings. The area of the Principal's Lawn and area and planting in front of Kent House Visual Arts Centre is also of some historic and aesthetic significance and make a contribution to the School sites and Park Road and Rowley Street streetscapes.

6.4. Listing recommendation

Based on the research available and external physical examination it is clear that the Methodist Ladies College demonstrates local significance to merit heritage listing. It is the opinion of the authors that this place should remain listed as a heritage item on Schedule 5 of the Burwood LEP 2012.

7. 17 Comer Street, Burwood [Item 45]

DRAFT

Currently listed as a heritage item in the Burwood Council LEP 2012 (item I45) for historic, associational, aesthetic and social significance; it is a representative example of a freestanding Victorian Italianate style house. The building is of historic significance as part of an early subdivision and late Victorian period of development in Burwood. 104 It is associated with education as a teacher's residence for the Christian Brothers from 1924-84, its contribution to an educational precinct (adjacent to MLC) has social significance. 105 It a representative example of a Victorian Italianate style villa constructed in the late 1890s and clearly demonstrates local aesthetic significance. 106



Figure 73 17 Comer Street Burwood [Item 45], Author Unknown 2010, State Inventory

¹⁰⁴ "17 Comer Street Burwood [Item 45]," State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.State.gov.au/App/Item/ViewItem?itemId=1250078>.

¹⁰⁵ "17 Comer Street Burwood [Item 45]," State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.State.gov.au/App/Item/ViewItem?itemId=1250078>.

¹⁰⁶ "17 Comer Street Burwood [Item 45]," State Heritage Inventory, accessed February 2023, <https://www.hms.heritage.State.gov.au/App/Item/ViewItem?itemId=1250078>.

7.1. History

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“Kassala” was originally constructed in 1898 as residence for the Mayor of Burwood Michael Sheppard (in office 1902-1903). Sheppard’s daughter Elsie married Sydney Cook (son of Prime Minister Jospeh Cook) on 19 September 1914.¹⁰⁷ Both served during World War 1, Elsie in the Australian Nursing Service and Sydney as an officer. Their lives have been the basis for many works of fiction including: Thomas Keneally’s ‘The Daughters of Mars’, Shift Theatres ‘The Girls in Grey’, and Peter Rees’ ‘The Other Anzacs’ (which inspired ABC miniseries ‘Anzac Girls’).

The Christian Brothers purchased Kassala in 1924 as a residence and monastery, as they operated a school on the land adjacent.¹⁰⁸ The Christian Brothers added four rooms in 1937 and made significant alterations throughout 1958.¹⁰⁹ The Christian Brothers constructed a school chapel north of Kassala in 1968.¹¹⁰ In 1984 the Chirstian Brothers withdrew from the monastery and it remained vacant for some time.¹¹¹ The building was adapted to establish a vocational training centre necessitating extensive repairs and modification of the plan form. The building is currently occupied by the Southern Cross Catholic College and used as a vocational college for senior high school students. In 2013 the existing building was conserved.¹¹²

7.2. Physical Analysis

The following description has been taken from the State Inventory:¹¹³

No. 17 Comer Street Road is a large two storey Victorian Italianate style villa with slate tiled hipped roof constructed in c.1898 for Michael Sheppard.

The principal rooms of "Kassala" have a faceted bay protruding towards the street. A central corridor containing a dogleg stair is entered off a verandah that wraps around the rest of the frontage. Service rooms are located towards the rear (north) of the house.

The street façade is made of tuck pointed pressed face bricks featuring a projecting faceted two storey bay and two storey verandah. The first floor verandah has timber posts and cast iron balustrade, frieze and brackets supporting a bull nosed corrugated steel roof. The ground floor verandah has a tessellated tiled floor. Other details include tall timber framed double hung windows with moulded sills and aprons. The front door is a wide timber and glass panelled door with sidelight and highlight windows.

The side and rear elevations are constructed in common brick, with rendered window sills and heads. The eaves are bracketed.

¹⁰⁷ Windsor and Richmond Gazette (NSW : 1888 - 1965), Friday 9 October 1914, page 8
<https://trove.nla.gov.au/newspaper/article/85860728>

¹⁰⁸ Freeman's Journal (Sydney, NSW : 1850 - 1932), Thursday 3 April 1924, page 26,
<https://trove.nla.gov.au/newspaper/article/115297135>; “17 Comer Street Burwood [Item 45].”

¹⁰⁹ “17 Comer Street Burwood [Item 45],” State Heritage Inventory.

¹¹⁰ “17 Comer Street Burwood [Item 45],” State Heritage Inventory.

¹¹¹ “17 Comer Street Burwood [Item 45],” State Heritage Inventory.

¹¹² “17 Comer Street Burwood [Item 45],” State Heritage Inventory.

¹¹³ “17 Comer Street Burwood [Item 45],” State Heritage Inventory.

The internal walls are plastered. Doors are generally four panelled but those on the first floor have been replaced with solid core. Doors to the principal rooms are fitted with fanlights. About half of the fanlights, retain their original operating mechanism.

The house is set back from Comer Street and surrounded on the south and east by open space. A grotto and former tuckshop are sited to the western side of the house. A chapel, is sited immediately to the northwest.

7.3.Assessment of significance

17 Comer Street, Burwood clearly demonstrates local heritage significance for its aesthetic and historical qualities.

7.3.1. Statement of Significance

The following Statement of Significance has been taken from the State Inventory: ¹¹⁴

No. 17 Comer Street, Burwood has historic and aesthetic significance as an excellent two storey Victorian Italianate style villa constructed in 1898. The building significantly retains its original form and detailing featuring a projecting faceted two storey bay and two storey verandahs. The first floor verandah has timber posts and cast iron balustrade, frieze and brackets supporting a bull nosed corrugated steel roof. The ground floor verandah has a tessellated tiled floor. Other details include tall timber framed double hung windows with moulded sills and aprons. The front door is a wide timber and glass panelled door with sidelight and highlight windows. The house has been a part of an educational precinct which has provided education for young people for over 100 years. The Building, including the surrounding garden makes a positive contribution to the Burwood Road streetscape.

7.4.Listing Recommendation

Based on the research available evidence and external physical examination it is clear that 17 Comer Street Burwood demonstrates local significance to merit heritage listing. It is the opinion of the authors that this place should remain listed as a heritage item on Schedule 5 of the Burwood LEP 2012.

¹¹⁴ "17 Comer Street Burwood [Item 45]," State Heritage Inventory.