

CANTERBURY HERITAGE REVIEW



**Weir
Phillips**
Heritage

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EXECUTIVE SUMMARY

As part of the NSW Department of Planning and Environment's draft Sydenham to Bankstown Urban Renewal Corridor Strategy, Weir Phillips Heritage have been commissioned to undertake a review of existing and potential heritage items within the Canterbury local government area in the suburb of Canterbury.

The aim of this heritage review was to provide high level advice on the heritage significance of existing and potential items, assess the suitability of the existing and potential items for redevelopment, and recommend built form controls which should be considered in redevelopment.

Individual recommendations were provided for each of the potential existing and potential heritage items, outlining the recommendation for "inclusion" / "exclusion" as well as the justification for each decision based on the assessment. It was recommended that of the sixteen items under consideration, seven were recommended for listing, two were recommended to retain their listing and seven do not fulfil the required criteria for listing.

The recommendations for each of the existing and potential heritage items in the Canterbury area are provided below:

No. 1	87 King Street No. 87 King Street, Canterbury does not meet the criterion for heritage listing and therefore should not be considered for listing.
No. 2	19 and 21 Jeffery Street Nos 19 & 21 Jeffery Street, Canterbury have potential for listing as heritage items, as do Nos 15 & 17 Jeffery Street, Canterbury, potentially making a group of four properties. Should these properties be considered for listing as heritage items, Council may wish to reconsider the current R4 zoning of the properties as the uses permitted within that zone (i.e. residential flat buildings) are not compatible with heritage conservation of these dwellings.
No. 3	31-33 Canterbury Road Nos 31-33 Canterbury Road, Canterbury should be heritage listed.
No. 4	35 Canterbury Road No. 35 Canterbury Road, Canterbury should be heritage listed.
No. 5	37 Canterbury Road No. 37 Canterbury Road, Canterbury should be heritage listed.
No. 6	39-41 Canterbury Road Nos 39-41 Canterbury Road, Canterbury should be heritage listed.
No. 7	59 Minter Street No. 59 Minter Street, Canterbury should retain its local heritage listing.
No. 8	66, 68 and 70 Minter Street Nos 66, 68 & 70 Minter Street, Canterbury should be heritage listed.

No. 9	174-176 Canterbury Road Nos 174 – 176 Canterbury Road, Canterbury should not be recommended for listing.
No.10	180-182 Canterbury Road Nos 180 - 184 Canterbury Road, Canterbury should not be heritage listed. Although the building doesn't meet threshold for individual listing, the building façade should be retained, restored and ideally any new development above, should be setback 2-3m from the parapet .
No. 11	206 Canterbury Road No. 206 Canterbury Road, Canterbury should not be heritage listed. Any additions should be limited to an attic level or one storey addition with a 2-3m setback from the parapet.
No. 12	208 Canterbury Road No. 208 Canterbury Road, Canterbury should retain its local heritage listing.
No. 13	175-189 Canterbury Road Nos 175-189 Canterbury Road, Canterbury should be listed and carefully incorporated into any plans for increased density.
No. 14	4 & 6 Robert Street Nos 4 & 6 Robert Street, Canterbury should not be heritage listed.
No. 15	19 Robert Street No. 19 Robert Street, Canterbury should not be heritage listed.
No. 16	11 Broughton Street No. 11 Broughton Street, Canterbury should not be heritage listed

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1.0 INTRODUCTION

1.1 Background

The NSW Department of Planning and Environment has identified a 13 km corridor along the existing Bankstown Railway Line as an opportunity to develop and manage areas of future city growth. Following the public exhibition of the Sydenham to Bankstown Urban Renewal Corridor Draft Strategy, DP&E's Consultation Update Report highlights that *"the Strategy should include further analysis of the heritage of the corridor and ensure protection of heritage items and character"*. In response, Weir Phillips Heritage have been commissioned to undertake a review of existing and potential heritage items within the Canterbury local government area in the suburb of Canterbury (within the proposed 'uplift areas') and provide high level advice on their heritage significance, their suitability for redevelopment, and any recommended built form controls that should be considered in redevelopment (e.g. retention of elements of buildings, setbacks for upper levels etc.).

1.2 Outline of Project

The project included the site inspection of each of the selected properties which required site identification of the property; a physical examination of the style, fabric, current use, and condition of each property as assessed from a public street or place; search of the City of Canterbury Council's records to identify original fabric and design from later modifications; Rate and Assessment records for each property to identify owners and occupants; historical research at the City of Canterbury Council's Archives and Campsie library to identify significant items or local identities associated with the properties and other relevant historical material in the significance of each of the potential items.

1.3 Recommendations

A summary of individual recommendations for each of the potential heritage items has been compiled outlining the recommendation for "inclusion" / "exclusion" and including justification statements for each decision based on the assessments.

1.4 Authorship

The review, research and assessment of the potential heritage items was undertaken by Suzanne Fuchs, B.Arch., M.Cult.Heritage, Anna Foroozani, B.A.(Arch.), LLB, Dip.Arts and James Phillips, B.Sc.(Arch.), B.Arch., M.Herit.Cons.(Hons), of Weir Phillips Heritage.

1.5 Limitations

The assessment of quality and condition of each of the buildings has been undertaken from the public domain. It is therefore not possible to fully assess the condition of the interiors or areas which are not visible from the street. As entry to each of the properties was not part of this review, recommendations have therefore had to be made on the visual condition and significance as identified from the public domain.

The City of Canterbury Council's online database was used to determine if modifications and alterations were undertaken to the properties. As the Valuation records and *John Sands Sydney and Suburban Directory* were not comprehensive, providing a full address details and

inaccuracies, it was not possible to obtain a comprehensive record of property construction dates prior to 1926.

It should be noted that this review was undertaken prior to the recent amalgamation of New South Wales council's. As such, all references to Canterbury City Council and Canterbury local government area have not been updated to reflect the new City of Canterbury-Bankstown.

No historical archaeology was carried out on the site. This heritage report does not include an assessment of the archaeological potential of the site.

1.6 Statutory Context

- *Canterbury Local Environmental Plan 2012*
- *Canterbury Development Control Plan 2012*

2.0 STUDY AREA

2.1 Study Area

Canterbury is a suburb in the south-western Sydney. Canterbury is located 10.5 km south-west of the Sydney central business district in the City of Canterbury. Canterbury is surrounded by Ashbury to the north, Campsie to the west, Earlwood to the south, and Hurlstone Park to the east.

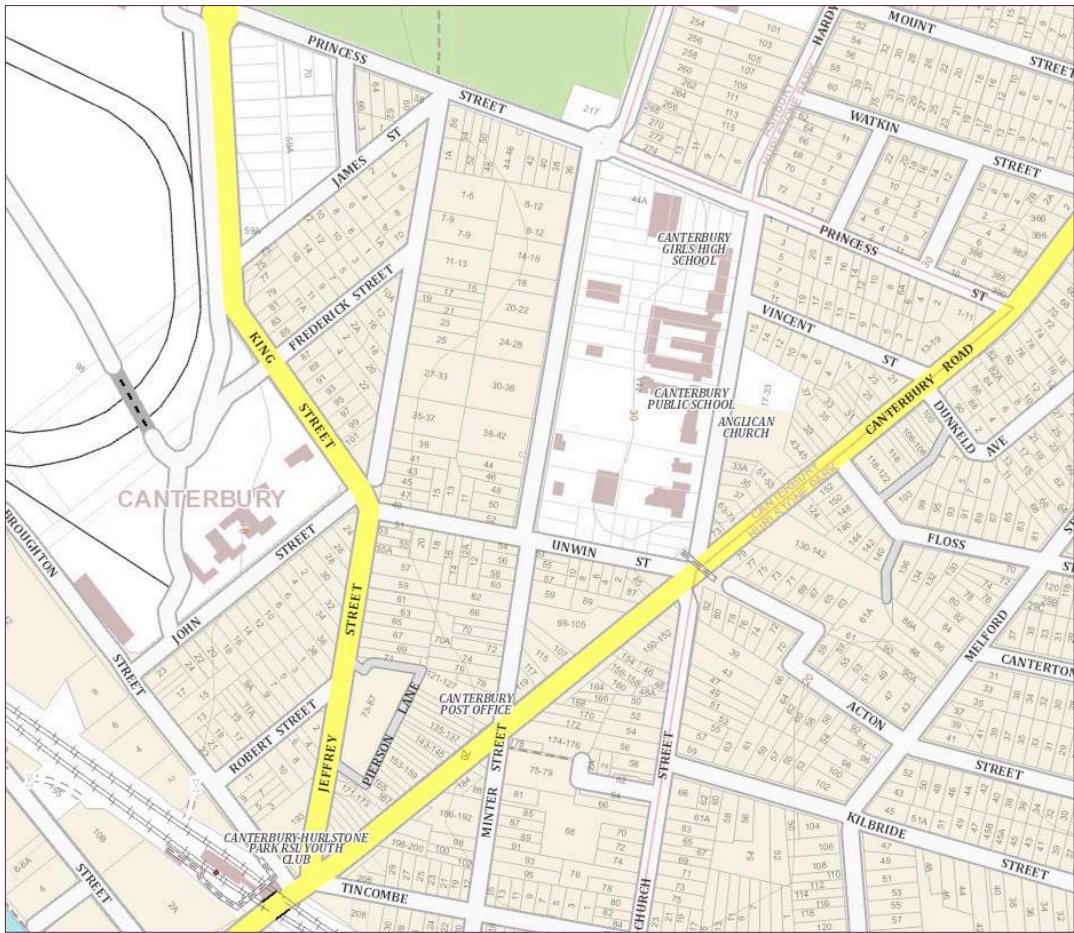


Figure 1: Study Area.
NSW Lands Department, 2016.



Figure 2: Aerial photograph over the study area.
NSW Lands Department, 2016.

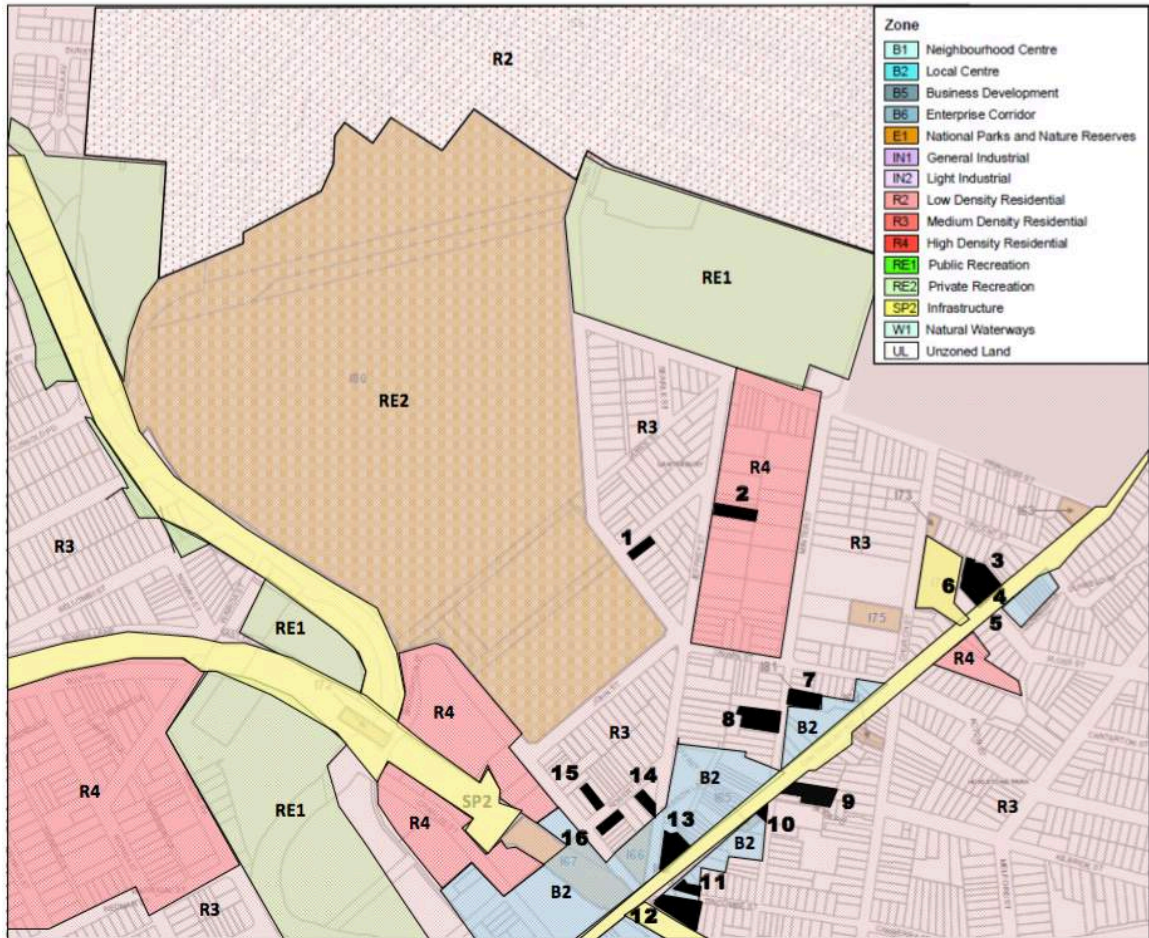


Figure 3: Canterbury heritage map overlaid with zoning controls. Subject items have been highlighted in black and numbered.

Canterbury Local Environmental Plan 2012 – Heritage Map – Sheet HER_006.

Annotated by W.P.

3.0 BRIEF OUTLINE OF THE HISTORIC DEVELOPMENT OF CANTERBURY

3.1 Early Development of Canterbury: 1788-1839

The Municipality of Canterbury is cut by Cooks River and Wolli Creek, with Salt Pan Creek on the western boundary. The first grantee of the land of Canterbury was the Reverend Richard Johnson, Chaplain of the First Fleet, who was officially granted one hundred acres of land on May 28 1793.¹ His grant of 100 acres was located toward the north of Cooks River and was named, "Canterbury Vale". Johnson had 40 acres under cultivation within a two year period, to which he yielded some 600 bushels of Indian sown fifteen acres of wheat; and, held a stock of fourteen sheep, eleven goats, a mare, some hogs and fowls. In fact, during 1793, Watkin Tench acknowledged Johnson's efforts by describing him as 'the best farmer in the colony'. At the time this was significant, as not only was food scarce in the young colony, but labour and tools were also, particularly as Canterbury Vale was located five miles from the closest main settlement in Sydney Cove. The estate increased to 900 acres when it became the property of Sydney merchant Robert Campbell in 1803.²



Figure 4: Rev. Richard Johnson, [portrait], Canterbury (suburb), ca 1800

City of Canterbury Council Archives

Robert Campbell in May 1803, bought the land that had by this time passed onto William Cox. Campbell bought the land from the bankrupt Cox for 525 pounds. By 1834 Robert Campbell's Estate comprised 1242 acres, which comprises the current Canterbury and Hurlstone Park area. Robert Campbell's daughter Sarah Jeffrey's subdivided the land in 1865 "into allotments each containing several acres."³

The first land grants to the south of Cooks River were made to Hannah Laycock in 1804, the wife of Thomas Laycock, Quartermaster of the NSW Corps. Hanna returned to England in 1805, at which time her husband was censured for indecent behaviour, losing his office of

¹ Muir, L. & Madden, B, *The Heritage of Canterbury Municipality*, p. 3

² Larcombe, F.A., *Change & Challenge: A history of the Municipality of Canterbury, NSW*, p. 19

³ *Ibid*, p 24

quarter-master in 1808 and subsequently became mentally deranged. His affairs were taken over by his sons, William and Samuel following Thomas' death in 1809. Hannah and two of her three sons, William and Samuel, each received a land grant from Governor King in August, 1804. Hannah named her 500 acres, "King's Grove", in honour of the Governor King, and settled there in September, 1810.⁴ She received a large grant of 500 acres in following the death of her husband (of the ninety-six grants made to eighty-four persons, the largest single grant was Hanna Laycock's 500 acre farm). She named the grant "King's Grove" (after Governor King), and their sons William and Samuel, who each received 100 acres (present day Campsie).⁵ Governor King granted a further 120 acres between King's Grove to Hannah and to her son William's Northumberland Farm. Among themselves, the Laycock's held a continuous area of 820 acres, stretching from South Campsie, Clempton Park, through to Stoney Creek Road in the South.

To assist in the management of her properties, in September, 1815, a weekly advertisement which offered 'immediate possession' of the 'very fine and beautiful farm of King's Grove' to renters. The farm contained some 700 acres of which ninety acres were cleared and fenced in paddocks. It contained a 'good orchard', gardens and outhouses.⁶

Hannah left King's Grove and resided in Pitt Street, where she died in 1831. In 1829 the Laycock farm was purchased by Simeon Lord, an emancipated convict.



Figure 5: Hanna Laycock, 1826. By Richard, R.

State Library of New South Wales

Abraham Polack, an auctioneer, acquired about 900 acres in the Canterbury area in the 1830s, however, his interest was said to be speculative. Polack initiated the first subdivision of land in the district in 1836, including the Brighton Estate at Croydon Park.⁷ The 1828 Census shows 18 occupied farms and 106 people were living within the Canterbury district. Timber was recognised as the district's chief resource, such work was undertaken by timbergetters, sawyers, shingle-splitters and charcoal burners.⁸ Cooks River remained a barrier between the farms south of the river and Sydney.

⁴ Larcombe, F.A., p. 10

⁵ Muir, L. & Madden, B., p. 3

⁶ Larcombe, F.A., p. 26

⁷ Muir, L. & Madden, B., p. 3

⁸ Muir, L. & Madden, B., p. 4

3.2 Incorporation of Canterbury: 1840-1879

In the 1840s, the first forms of local government and specialist trusts were established. The Parish Roads Trust Act 1840, empowered the Governor with the ability to construct and maintain local roads using rate levied upon owners of land in the vicinity of the road.

Between 1840 and 1842, the new enterprise of the Sugar Works was established which introduced potential trade in the district. The Sugar Works building was constructed of sandstone, and included six floors, a mill, engine, boiler house and storerooms 'all heated and worked by a steam engine of considerable power'.⁹ According to the *Herald*, over one hundred workers were employed in the erection of the sugar house and the installation of the plant at a cost exceeding £30 000. It would use the clean water in Cooks River and the abundant timber in the area, eventually leading to the deterioration of the river. The sugarworks building was purchased by J.C. Hutton Pty Ltd in 1908 and the firm later became known for the production of smallgoods.¹⁰ The Sugar Mill remains the oldest surviving privately constructed industrial building in Australia.

Land continued to be subdivided for the village of Canterbury at this time, stores, inns, churches and schools were opened. Eventually, the Sugar Works ceased operation in 1855 and remained closed for thirty years.

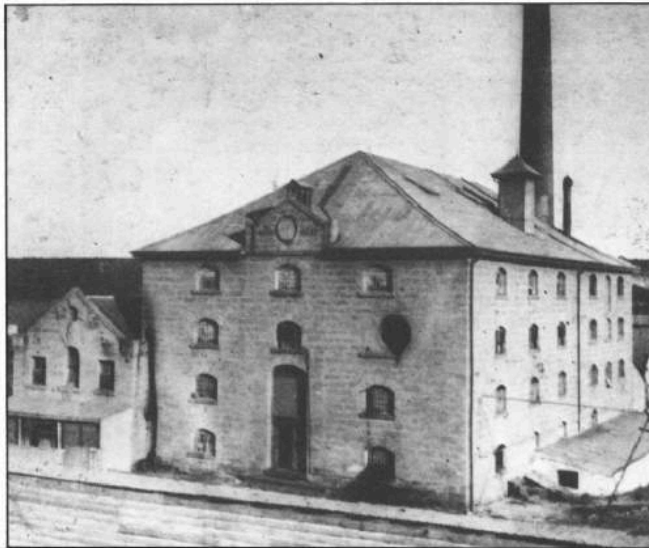


Figure 6: The Sugar Refinery, c. 1895.

Change & Challenge, A History of the Municipality of Canterbury, NSW.

A number of significant buildings were erected during this time. This included the construction of a Victorian Rustic Gothic mansion, known as "Canterbury House" in 1850 under the design of Edmund Blacket. Other buildings included the Church of England School (1861), on Canterbury Road, St Paul's Anglican Church (1859) and the Public School (1878) in Canterbury.

⁹ Larcombe, F.A., p. 107

¹⁰ *Ibid*

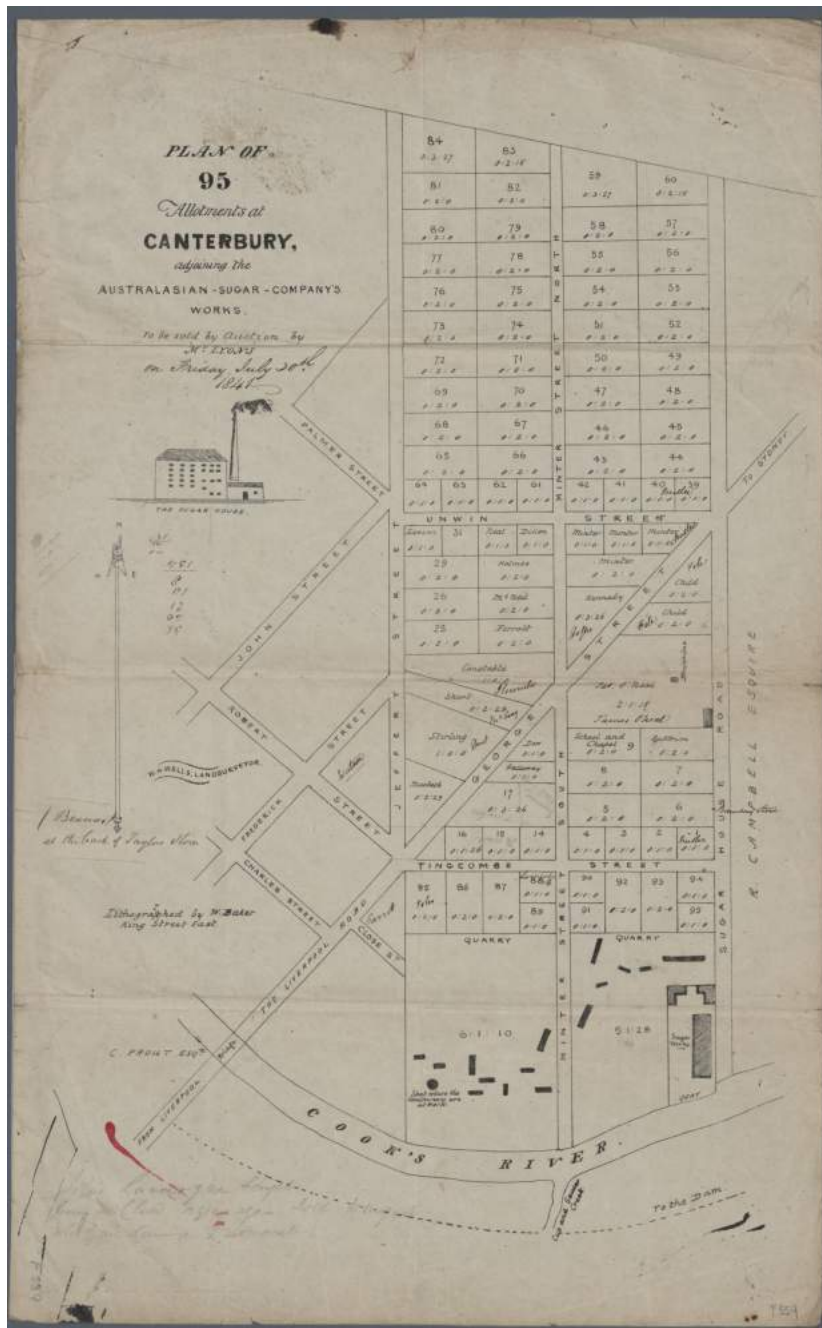


Figure 7: Wells, W. H & Baker, William & Lyons, S & Australasian Sugar Company, 1841. Plan of 95 allotments at Canterbury adjoining the Australasian Sugar Company's works.
National Library of Australia



Figure 8: Extract of sketch of Canterbury Estate and Canterbury Village showing study area, c.1850-1859.

National Library of Australia

Resources within the area of Canterbury were further explored, including quarrying and brickworks which supplied material for the construction of the expanding city.

In 1833, Joshua Thorp operated a punt within the vicinity which was later replaced by a bridge in 1840 for which a toll was charged by the builder, Cornelius Prout. Prout was recognised as the personage responsible for facilitating direct communication with Canterbury. Before the 1840s, Canterbury Road was a track running across private property. In 1839, Robert Campbell and Cornelius Prout agreed to a public road through their properties on the condition that they later erect a bridge across the river.¹¹ Prout started a business as a toll gatherer, erecting a round, two storey building and a toll collection. The toll collection caused public resentment, eventuating in the removal of the building by John Chard of Moorfields in 1853.¹² Following Prouts death in 1855, Canterbury Road was proclaimed a Parish road, abolishing the bridge toll. Canterbury Road was eventually extended west to join the road to Georges River (now Punchbowl Road).¹³

Following a long period of debate, Canterbury was proclaimed a Municipal District in 1879. The population in 1879 was just over 1000.¹⁴

¹¹ *Ibid*, p 76

¹² Muir, L. & Madden, B, p. 7

¹³ *Ibid*

¹⁴ Muir, L. & Madden, B, p. 7



Figure 9: Looking down Canterbury Road past Canterbury Town Hall towards the Cooks River, c. 1935

City of Canterbury Archives.

3.3 Construction of the Railway: 1880-1900

The construction of the Sydney tramway system in 1882 to the Illawarra, brought discussion for a line to be introduced within the Canterbury district. By 1890, it was decided that a railway was to be built from Sydenham to Burwood Road. The first terminus station in the area was named Belmore.¹⁵

The Belmore terminus station opened on 1 February 1895. In 1882, the Railway Commissioner Goodchap, made a recommendation for an additional line between Newtown and Liverpool to reduce the congestion of traffic. The Southern Line was debated and lobbying by local interest groups and speculators achieved Parliamentary approval by 1890 and construction commenced in 1892.¹⁶ The increase in population and suburban development in the early twentieth century, saw the line extended to Bankstown in 1909 (and then to Regents Park in 19280), making it part of a loop line through Lidcombe).¹⁷

The population in Canterbury Municipality further increased from 1175 in 1881 to 2426 in 1891. A census undertaken in 1901 indicates 4226 were living in the Municipality.¹⁸

¹⁵ *Belmore Railway Station Group*, Office of Environment and Heritage, State heritage listing, Database No.: 504375

¹⁶ *Ibid*

¹⁷ *Ibid*

¹⁸ Muir, L. & Madden, B, p.10

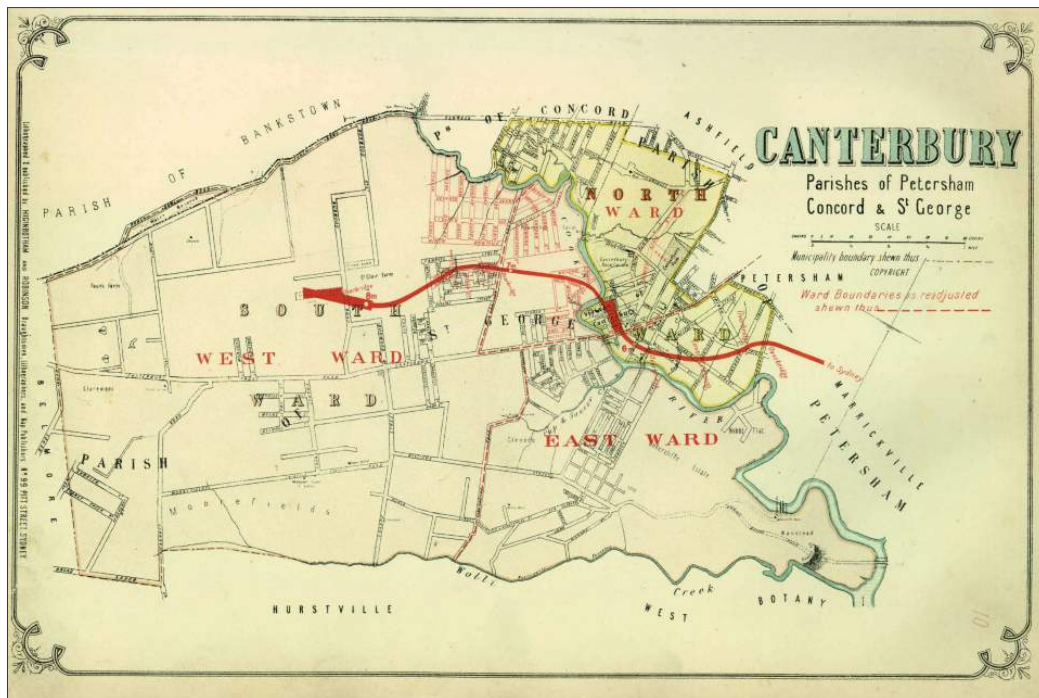


Figure 10: Atlas of the suburbs of Sydney – Canterbury 1888 - 1894
 By Higinbotham & Robinson. Contributed by City of Sydney Archives

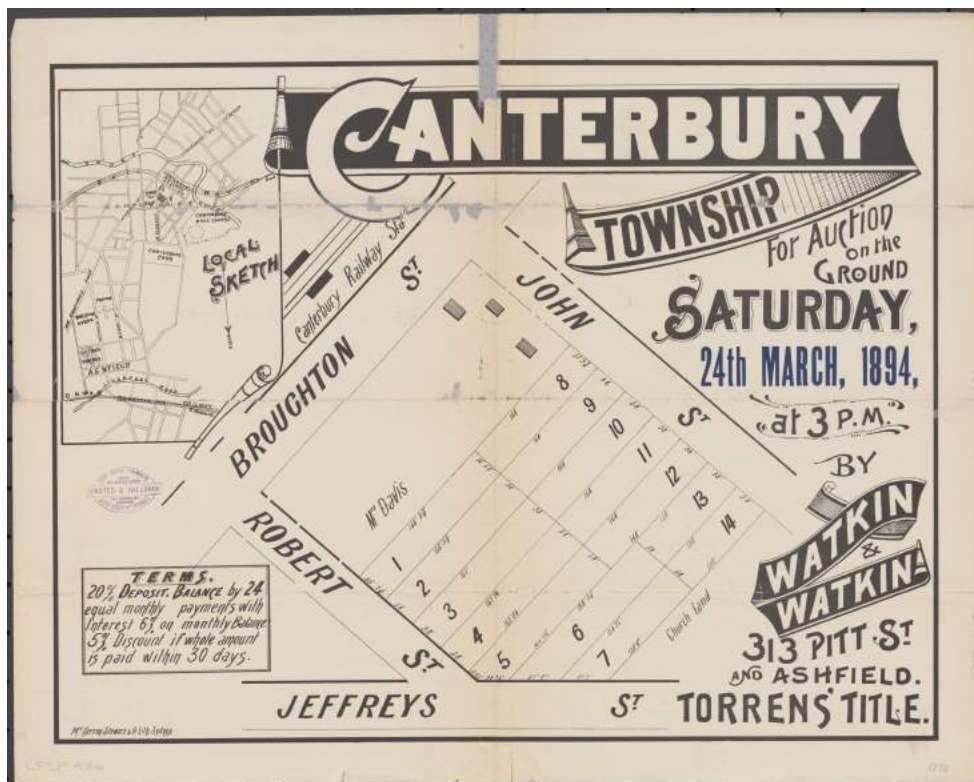


Figure 11: Watkin & Watkin & McCarron, Stewart & Co. (1894). Canterbury township for auction sale on the ground Saturday, 25th March, 1894.
 National Library of Australia

3.4 Suburban Development : 1901-1918

The increase in development during this period saw a significant number of houses erected. In 1901, there were 935 buildings (stone 38, brick 322, iron 17, wood 491 and tents 42).¹⁹ Whilst houses built prior to 1910 were mostly constructed of timber, with iron roofs and bullnosed verandah's, there were estates, such as the Redman's Estate (1893) which had grander timber houses. However, a majority of the large estates during this period were subdivided in anticipation of the railway. With the extension of the railway line to Bankstown in 1909, property development boomed.²⁰ The Enfield Marshaling Yards and Chullora Railway Workshops were provided significant employment opportunities for the residents of the Canterbury. The increase in work and residential development, resulted in more schools, shops, churches, picture theatres and meeting halls being built.

World War I effected the district of Canterbury, with changes in German street names to more "patriotic" ones. Numerous memorials and inscriptions were set up. One dedication at Campsie Park Estate is dedicated "to the memory of Canterbury's sons who at their country's call fought and fell in the defence of freedom and liberty in the Great War".



Figure 12: Canterbury Park Estate on the heights of Canterbury overlooking park and racecourse for auction sale on the ground 17th March, 1906 at 3 o'clock.

National Library of Australia

¹⁹ Muir, L. & Madden, B, p. 12

²⁰ *Ibid*

3.5 The Building Boom: 1919-1935

The 1920s saw a building boom and continued subdivision and further improvements to transport infrastructure, including the tramway extension from Hurlstone Park to Canterbury in 1921, and from Undercliffe to Earlwood in 1924. There was an increase in suburban bakeries, local dairies, and corner shops. The Service Station, No. 184 Canterbury Road, Canterbury, was built about 1925 by Stephen Foord, blacksmith, to assist with the passing trade of the highway. The remaining large properties were subdivided in 1929, including Goodlet's Estate (Ashbury), Judd's Paddock and McCallum's Estate (Lakemba and Moorfields).

The Census in 1921 shows that 27,639 people were living in Canterbury Municipality, which increased to 79,050 over the next twelve years.²¹ Between 1901 to 1933, the growth of the Municipality is indicated by the increase in buildings, from 935 to 18,551.²²

3.6 The Depression to Present Day: 1936 - Present

The building industry slowed down during the Depression and recommenced prior to World War II, which again caused it to stop. Following this period, the delays in building work faced problems of shortage of construction materials and qualified tradesman, however, these issues were eventually overcome.²³ After 1945, new estates were subdivided by the Housing Commission and resumed by owners to solve the post-war housing shortage.²⁴



Figure 13: Hotel Club Canterbury, No. 208 Canterbury Road, Canterbury, c.1941.

Australian National University

Figure 15 provides an aerial image over Canterbury and the immediately surrounding area in 1949.

²¹ Muir, L. & Madden, B, p.18

²² *Ibid*, p.17

²³ *Ibid*, p.22

²⁴ *Ibid*



Figure 14: NSW Lands Department, *Aerial Photograph Over the Site, 1949.*

NSW Lands Department

Throughout the 1960s and 1970s, developers were able to use the larger allotments of the earlier subdivisions for development of residential and commercial buildings. Growth of recreation centres and entertainment clubs continued in the area. Future developments boosting employment within the area included, Cooks River Canal construction and suburban drainage work.

4.0 LISTED AND POTENTIAL HERITAGE ITEMS

4.1 Potential Items

The following existing and potential heritage items in the Canterbury area have been assessed below and identified in Figure 15 below:

Potential Items:

- | | |
|--------|-----------------------------|
| No. 1 | 87 King Street |
| No. 2 | 19 and 21 Jeffrey Street |
| No. 3 | 31-33 Canterbury Road |
| No. 4 | 35 Canterbury Road |
| No. 5 | 37 Canterbury Road |
| No. 6 | 39-41 Canterbury Road |
| No. 7 | 59 Minter Street |
| No. 8 | 66, 68 and 70 Minter Street |
| No. 9 | 174-176 Canterbury Road |
| No.10 | 180-182 Canterbury Road |
| No. 11 | 206 Canterbury Road |
| No. 12 | 208 Canterbury Road |
| No. 13 | 175-189 Canterbury Road |
| No. 14 | 4 & 6 Robert Street |
| No. 15 | 19 Robert Street |
| No. 16 | 11 Broughton Street |



Figure 15: Study Area with potential and listed sites (sites are numbered and highlighted in black). Local heritage items are highlighted in brown.

Canterbury Local Environmental Plan 2012 – Heritage Map – Sheet HER_006.

Annotated by W. P.

POTENTIAL ITEM NO. 1: NO. 87 KING STREET, CANTERBURY



No. 87 King Street, Canterbury

Item Details

Name of item: 87 King Street
Type of item: Built
Group/Collection: Residential building
Category: House
Primary address: 87 King Street, Canterbury, NSW 2193
Local Government area: Canterbury

Property description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
	8	1	DP	6163

Description

Designer/Builder:	Unknown
Construction years:	c.1911-1913
Physical description:	<p>The dwelling on the site is a free standing, single storey Federation period weatherboard dwelling set within a garden surround. The roof is hipped and clad in Colorbond. The principal elevation is the King Street elevation. This elevation is symmetrical, with a central door and a timber framed double hung window to either side. The elevation lies under a narrow front verandah. The sub floor area has been bricked in. The roof continues without a break in pitch over the verandah, where it is supported by timber posts. The verandah returns along the Frederick Street and rear elevations. Two sets of french doors with top lights and a timber framed double hung window lie under the Frederick Street verandah. Large timber framed bi-fold doors open onto the rear verandah. There is a post and rail fence across the front boundary and a timber paling fence along the Frederick Street boundary.</p>
Integrity:	<p>The existing roof form is not original. The 1943 aerial photograph indicates verandahs along the front and Frederick Street elevations, set down from the principal roof form. The main roof was hipped, with what appears to be a skillion to the rear.</p>

History

Historical Notes:	<p>The first record of the property, according to the <i>John Sands Sydney and Suburban Directory</i> is in 1913, the occupant is identified as J.S. Chantler.</p> <p>The <i>Canterbury Estate Plan of 1911</i> shows the subdivision of the land, however, there is no indication of the subject lot within the plan. Furthermore, the alignment of the dwelling on the lot suggests that the dwelling was constructed following the subdivision of the estate.</p>
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Assessment of Significance Criteria

Criterion (a) - Historical Significance

In its original form, this dwelling was representative of the type of modest weatherboard dwelling constructed in Canterbury following the arrival of the railway and the subdivision of the large estates in the late Victorian and Federation periods. The roof form, however, has been altered to such an extent this dwelling does not demonstrate a comparable level of integrity to examples of weatherboard dwellings of this period already listed. There are better examples of this type and style of dwelling listed in the Canterbury area.

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

Criterion (b) - Associational Significance

No strong or special associations specifically relating to the

subject site, have been discovered as a result of the limited historical research provided for by this review.

The subject site is unlikely to meet the threshold for listing under this criterion.

Criterion (c) – Aesthetic, Creative or Technical Significance

The subject dwelling was once an example of a simple c.1911 weatherboard dwelling. The roof form has, however been significantly altered, which has impacted upon the ability to understand the form of the original cottage.

Given this alteration, the subject site does not meet the threshold for listing under criterion in the same way that listed examples already do.

Criterion (d) – Social, Cultural or Spiritual Significance

No strong or special association relating to the subject site, has been discovered during the preparation of this report.

The subject site is unlikely to meet the threshold for listing under this criterion.

Criterion (e) – Scientific/Research Significance

The subject site is a common building type of its period. There are a number of examples of comparable buildings, demonstrating a greater level of integrity, already listed by Canterbury Council.

The subject site is unlikely to provide any additional information not already provided by existing items.

Criterion (f) – Rarity Significance

Weatherboard dwellings are less common on the Canterbury Heritage List than their brick counterparts. There are, however, several groups and isolated dwellings of this type listed that are better able to demonstrate the site than this altered example.

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

Criterion (g) – Representative Significance

The subject site does not meet the threshold for listing under this criterion for the reasons given above.

Inclusion guidelines satisfied:

Not satisfied

Statement of Significance

No statement of significance is provided given that the site is not considered to meet the threshold for listing under this criterion.

Discussion

The subject site does not satisfy the criteria for heritage listing. Accordingly, future development on the site will only need to comply with general planning rules as outlined in the Canterbury Local Environment Plan and the Development Control Plan. For further information refer to Annexure A.

Recommendations

87 King Street, Canterbury does not meet the criterion for heritage listing and therefore should not be considered for listing.

Images



Figure 1: Looking at the front elevation of the subject site.



Figure 2 : Looking toward the subject site from the opposite side of King Street.



Figure 3: Looking north west along King Street. Subject site is on the right of the photograph.



Figure 4: Looking down Frederick Street. Subject site is on the right of the photograph.

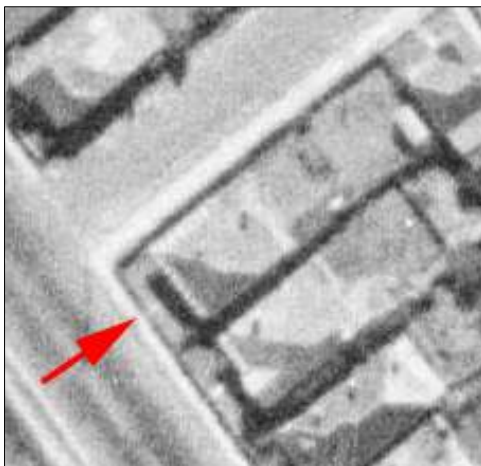


Figure 5: 1943 Aerial photograph over the site showing the original roof form.

POTENTIAL ITEM NO. 2: NOS 19 & 21 JEFFREY STREET, CANTERBURY



Nos 19 & 21 Jeffrey Street, Canterbury

Item Details

Name of item:	Nos 19 & 21 Jeffrey Street
Type of item:	Built
Group/Collection	Residential building
Category:	House
Primary address:	Nos 19 & 21 Jeffrey Street, Canterbury, NSW 2193
Local Government area:	Canterbury

Property description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
	120 & 121		DP	703111

Description

Designer/Builder:	Unknown
Construction years:	1900-1919
Physical description:	<p>A pair of semi-detached Federation period and style dwellings. The building is single storey in height. The principal building form (the only part visible from the public domain) is constructed of face brick on a high sandstone block base. The roof is hipped and clad in asbestos cement slates with terracotta ridge capping and horns. Tall slender, rough cast rendered chimneys, with brick detailing, rise up on either side of the roof.</p> <p>The roof continues without a break in pitch over a narrow front verandah. The central party wall and paired timber posts (with timber fretwork between the posts and corner brackets) support the verandah roof. A small street-facing gable (finished in roughcast with timber barge boards) marks the location of a central masonry staircase, which is shared by both dwellings. The verandah of each dwelling has a brick balustrade, which dips towards the centre. The front elevations are asymmetrical and mirror images of one and other. Each comprises a large opening fitted with three timber framed casement windows with arched top lights (with coloured glass) and rendered sill. The front doors are inset and set close to the dividing wall. Timber framed double hung sash windows with arched heads and brickwork can be seen in the side elevations. The pair are set back from Jeffrey Street, providing for a small, unfenced, front yard. There is a driveway to either side.</p>
Integrity	High. Substantially intact.

History

Historical Notes:	<p>This land was part of Canterbury Park estate. The building was constructed as a pair of semi-detached dwellings, and was likely constructed c.1900-1919. The earliest available records from Canterbury Council indicate that the property was owned by Emma Cartwright in 1926. No. 19 Jeffrey Street was named "Eureka", No. 21 Jeffrey Street was named "Maric". The records indicate that the family sold it in 1932 to Mrs Eileen Melita Lear, who resided at 105 Pitt Street, Sydney. Following Mrs Lear's death, the estate remained in the care of estate agent, R.W. Fitzpatrick. Records indicate that Mrs Lear also owned the adjacent cottage, named "Clarendon" at No. 17 Jeffrey Street.</p> <p>Mima Stewart purchased the estate from the late E.M. Lear in 1939. Mrs Stewart continued in ownership of the property in 1942, however, records indicate that she resided at 14 Hirst Street, Arncliffe.</p>
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Assessment of Significance Criteria

Criterion (a) – Historical Significance

These Federation style semi-detached dwellings provide evidence of the subdivision and growth of Canterbury following the construction and then opening of the railway line. They are typical of the type and standard of dwelling constructed for the working people of Canterbury during this period. Externally, they are substantially intact.

The site meets the threshold for listing under this criterion.

Criterion (b) – Associational Significance

No strong or special associations specifically relating to the subject sit, have been discovered as a result of the limited historical research provided for by this review

The site is unlikely to meet the threshold for listing under this criterion.

Criterion (c) – Aesthetic, Creative or Technical Significance

Nos 19 & 21 Jeffrey Street are representative of the Federation Style and are substantially intact (externally).

The site meets the threshold for listing under this criterion.

Criterion (d) – Social, Cultural or Spiritual Significance

The subject item is only important to the community for amenity reasons. No strong or special association, specifically relating to the subject site, has been discovered during the preparation of this report.

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

Criterion (e) – Scientific/Research Significance

The subject site is a common building type from its time.

It has been built using standard techniques. It is unlikely to provide information not already provided by other items.

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

Criterion (f) – Rarity Significance

Semi-detached residential dwellings are not well represented on Canterbury’s Heritage List. The Federation Style, however, is well represented. Note: Nos. 19 & 21 Jeffrey Street, Canterbury is one of only a few original dwellings remaining in the block bounded by Jeffrey Street to the west, Princess Street to the north, Minter Street to the east and Unwin Street to the south.

The subject site may meet the threshold for listing under this criterion.

Criterion (g) – Representative Significance

The dwellings located at Nos. 19 & 21 Jeffrey Street, are representative of c.1900-1915 Federation style semi-detached residential dwellings. Externally the dwellings retain their characteristic form and detailing.

The subject site meets the threshold for listing under this criterion.

Inclusion Guidelines Satisfied (a), (c), (f).

Statement of Significance

(To be written if the decision is taken to list these dwellings)

Discussion

- Nos 19 & 21 Jeffrey Street is located in the block bounded by Jeffrey Street to the west, Princess Street to the north, Minter Street to the east and Unwin Street to the south; the block is zoned R4 – High Density Residential. The objectives of Zone R4 are; to provide for the housing needs of the community within a high density residential environment; to provide a variety of housing types within a high density residential environment; and to enable other land uses that provide facilities or services to meet the day to day needs of residents.
- Nos 19 & 21 Jeffrey Street and in addition Nos 15 & 17 Jeffrey Street, their immediate neighbours to the north, are surrounded by three and four storey residential flat buildings.
- The listing of Nos 19 & 21 Jeffrey Street, would impact on the entire site consisting Nos 15, 17, 19 & 21 Jeffrey Street as these sites could be combined to provide a site for residential flat buildings within the existing streetscape context.
- Real estate floor plans and images accessed online for both Nos 19 & 21 Jeffrey Street (Annexure B) indicate the interior of the dwelling is intact and retains considerable original fabric including ornate ceilings, multiple fireplaces, windows, skirting and architraves. The original room layout remains intact.
- Nos 15 & 17 Jeffrey Street also retain their massing and form, despite missing some of their detailing, the dwellings appear capable of restoration.

Recommendations

Nos 19 & 21 Jeffrey Street have potential for listing as heritage items, as do Nos 15 & 17 Jeffrey Street potentially making a group of four properties.

Were these properties to be considered for listing as heritage items, Council may wish to reconsider the current R4 zoning of the properties as the uses permitted within that zone (i.e. residential flat buildings) are not compatible with heritage conservation of these dwellings.

Images



Figure 1: Looking north along Jeffrey Street. Subject site is on the right of the photograph.



Figure 2: Looking south along Jeffrey Street. Subject site is on the left of the photograph.



Figure 3: North-easterly view of the front façade of No. 19 & 21 Jeffrey Street.



Figure 4: Looking east toward Nos. 17-23 Jeffrey Street.

POTENTIAL ITEM NO. 3: NOS 31 & 33 CANTERBURY ROAD, CANTERBURY



Nos 31 & 33 Canterbury Road, Canterbury

Item Details

Name of item:	31 & 33 Canterbury Road
Type of item:	Built
Group/Collection	Residential building
Category:	House
Primary address:	31 & 33 Canterbury Road, Canterbury, NSW 2193
Local Government area:	Canterbury

Property description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
	A & B		DP	107583

Description

Designer/Builder: Unknown

Construction years:	Federation period, c.1895-1918
Physical description:	<p>A pair of single storey semi-detached dwellings. The roof is hipped and gabled. The wide street facing gable is finished in horizontal timber boards and has wide timber bargeboards. The roof is clad in terracotta tile; there are four tall slender rendered chimneys (two to each side of the roof).</p> <p>The dwellings are set up from street level and approach up stairs with slate tops and tiling to the risers (in poor condition). The party wall continues down the centre of the stairs, dividing it in two. The wall curves and is capped in render.</p> <p>No. 31 lies under the street facing gable. The roof of the front verandah, beneath the gable, is supported by paired timber posts with corner brackets. It has a wide fretwork frieze. The frieze and brackets are in the Art Nouveau Style. The elevation is asymmetrical and comprises a large opening with three timber framed casement windows. The front door, set close to the dividing wall, is a timber panel and glazed door with top light.</p> <p>The principal roof form breaks in pitch over the front verandah of No. 33. The openings in the elevation are a mirror reserve of No. 31, comprising a large opening with set of three casement windows and top light and a timber panel and glazed door with top light set close to the dividing wall.</p> <p>The terraces are set back from the front boundary, providing a small front yard. There is a roller door, set between brick pillars, across the front boundary of No. 31. There is a timber picket fence across the front boundary of No. 33.</p>
Integrity	High. Substantially intact. The roller door and hard surfaced yard to No. 31 is intrusive.

History

Historical Notes:	<p>This land was part of the Rosebank Estate. From 1926 to 1931, Canterbury Council Valuation records indicate that both Nos 31 and 33 (indicated as No. 43 and No. 45 as Canterbury Road street numbers changed in 1931 to our present day numbering), were owned by the Estate of Joseph Rosemond, under the Perpetual Trustee located at No. 33/39 Hunter Street, Sydney. No. 31 Canterbury Road is described as a "cottage", and named "Lucyville" and No. 33 Canterbury Road was a cottage named "Mayville".</p> <p>The estate was purchased by Mrs Sarah Jane Bennet around 1939 who renamed the dwelling at No. 33 Canterbury Road, "Kaipoi".</p>
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Assessment of Significance Criteria

Criterion (a) – Historical Significance	<p>These Federation style semi-detached dwellings provide evidence of the subdivision and growth of Canterbury following the construction and then opening of the railway line. They are typical of the type and standard of dwelling constructed for the working people of Canterbury during this period. Externally, they are substantially intact.</p> <p>The site <u>meets</u> the threshold for listing under this criterion.</p>
Criterion (b) – Associational Significance	<p>No strong or special associations specifically relating to the subject sit, have been discovered as a result of the limited historical research provided for by this review</p> <p>The site is <u>unlikely</u> to meet the threshold for listing under this criterion.</p>
Criterion (c) – Aesthetic, Creative or Technical Significance	<p>The pair are representative of the Federation Style and are substantially intact (externally).</p> <p>The site <u>meets</u> the threshold for listing under this criterion.</p>
Criterion (d) – Social, Cultural or Spiritual Significance	<p>No strong or special associations specifically relating to the subject site, have been discovered as a result of the limited historical research provided for by this review</p> <p>The site is <u>unlikely</u> to meet the threshold for listing under this criterion.</p>
Criterion (e) – Scientific/Research Significance	<p>The subject site is a common building type from its time. It has been built using standard techniques. It is unlikely to provide information not already provided by other items.</p> <p>The subject site <u>does not</u> meet the threshold for listing under this criterion.</p>
Criterion (f) – Rarity Significance	<p>Semi-detached residential dwellings are not well represented on Canterbury’s Heritage List. The Federation Style, however, is well represented.</p> <p>The subject site <u>may meet</u> the threshold for listing under this criterion.</p>
Criterion (g) – Representative Significance	<p>Nos. 31 & 33 Canterbury Road, Canterbury are representative of c.1900-1915 Federation style semi-detached residential dwellings. Externally the dwellings retain their characteristic form and detailing.</p> <p>The subject site <u>meets</u> the threshold for listing under this criterion.</p>
Inclusion Guidelines Satisfied	(a), (g) and (c)

Statement of Significance

(To be written if the decision is taken to list these dwellings)

Discussion

- Nos 31 & 33 Canterbury Road, Canterbury is zoned R3; Medium Density Residential. The objectives of Zone R3 are; to provide for the housing needs of the community within a medium density residential environment; to provide a variety of housing types within a medium density residential environment; and to enable other land uses that provide facilities or services to meet the day to day needs of residents.
- Nos 31 & 33 Canterbury Road, Canterbury has a maximum building height of 8.5 metres.
- Canterbury Road is a main thoroughfare. It is also relatively close to Canterbury Railway Station.
- Potential consolidation of sites will be affected by the decision to heritage list the property to the south-west of the subject site. The site to the rear of No. 35 Canterbury Road is a church/cemetery; therefore consolidation of sites to the north-west is not an option.
- Consolidation with the site to the north-east of the site may be a way to achieve a larger readily developed site.
- If the subject property is heritage listed then any future development, either as a consolidated site or a stand-alone block, would need to occur behind the principle roof form.
- Intrusive elements in the front setback should be removed, including the roller door.

Recommendations

The subject property should be heritage listed.

Images



Figure 1: Looking north east along Canterbury Road. The subject site is on the left of the photograph.



Figure 2: Looking south west along Canterbury Road. Subject site is on the right of the photograph.



Figure 3: Looking at the front steps and front entrance of No. 31 Canterbury Road, Canterbury.



Figure 4: Looking at the front steps and entrance of No. 33 Canterbury Road.

POTENTIAL ITEM NO. 4: NO. 35 CANTERBURY ROAD, CANTERBURY



No. 35 Canterbury Road, Canterbury

Item Details

Name of item:	35 Canterbury Road
Type of item:	Built
Group/Collection	Residential flat building
Category:	House
Primary address:	35 Canterbury Road, Canterbury, NSW 2193
Local Government area:	Canterbury

Property description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
	A		DP	187520

Description

Designer/Builder:	Unknown
Construction years:	1932-1935

Physical description:

The building on the site presents to the street as a free standing, two storey building with basement garage. The walls are constructed of a dark face brick; the roof is hipped and clad in multi-coloured tiles.

The front elevation is symmetrical and dominated by a central parapet that rises above the gutter line. The top of the parapet is stepped and features a brick fin in contrasting narrow bricks.

Brick stairs with a brick balustrade rise up to the Tudor arched, timber-framed glazed double front door. There is a lead light set above the door. The top of the balustrade is detailed by an alternate insertion of special bricks. The door and the window are set within decorative brickwork.

The balcony openings also have Tudor arches. There is a parapet to the centre of the front elevation and there are two garages below the entry, fitted with double timber doors.

There is no front fence or soft landscaping within the front setback.

Integrity

High. Substantially intact.

History

Historical Notes:

The land is within the Estate of Rosebank. The first recorded entry in Canterbury Council Valuation records of a property at No. 35 Canterbury Road is in 1939, with a property description as "4 Flat Fencing".

Mary Abbott King is recorded as the first owner of the property to which she remained through to 1942.

Assessment of Significance Criteria

Criterion (a) – Historical Significance

The c.1932-1935 Inter-War Art Deco style residential flat building with ground floor parking replaced a single residential cottage. The subject property provides evidence of the intensification of development and growth of Canterbury Road and Canterbury following the opening of Canterbury Railway Station in c.1900.

The subject site meets the threshold for listing under this criterion.

Criterion (b) – Associational Significance

No strong or special associations specifically relating to the subject site, have been discovered as a result of the limited historical research provided for by this review.

The subject site is unlikely to meet the threshold for listing

Criterion (c) – Aesthetic, Creative or Technical Significance	<p>under this criterion.</p> <p>No. 35 Canterbury Road, Canterbury is aesthetically distinctive and exemplifies the Art Deco style of architecture.</p> <p>The subject site <u>meets</u> the threshold for listing under this criterion.</p>
Criterion (d) – Social, Cultural or Spiritual Significance	<p>The subject item is only important to the community for amenity reasons. No strong or special association, specifically relating to the subject site, has been discovered during the preparation of this report.</p> <p>The subject site <u>does not</u> meet the threshold for listing under this criterion.</p>
Criterion (e) – Scientific/Research Significance	<p>The subject site is a common building type from its time.</p> <p>It has been built using standard techniques and therefore is <u>unlikely</u> to meet the threshold for listing under this criterion.</p>
Criterion (f) – Rarity Significance	<p>Interwar residential flat buildings are not well represented on the Canterbury Heritage List. Further research is required to determine how many there are in the Canterbury area and their relative merit.</p> <p>The subject <u>may meet</u> the threshold for listing under this criterion.</p>
Criterion (g) – Representative Significance	<p>The building is a good example of an Inter-War Art Deco residential flat building. The building’s integrity is intact.</p> <p>The subject site <u>meets</u> the threshold for listing under this criterion.</p>
Inclusion Guidelines Satisfied	(a), (c) and (f)/(g).

Statement of Significance

(To be written if the decision is taken to list this building)

Discussion

- 35 Canterbury Road, Canterbury is zoned R3; Medium Density Residential. The objectives of Zone R3 are; to provide for the housing needs of the community within a medium density residential environment; to provide a variety of housing types within a medium density residential environment; and to enable other land uses that provide facilities or services to meet the day to day needs of residents.
- No. 35 Canterbury Road, Canterbury has a maximum building height of 8.5 metres.
- Canterbury Road is a main thoroughfare for motor vehicles and public transport. The site is relatively close to Canterbury Railway Station.
- If the subject property is heritage listed then any future development would need to

occur behind the existing building. Internal changes to the rear of the building, to facilitate circulation space/exit routes, would be necessary. Height restrictions would prevent any rooftop additions and dormer windows would not be encouraged.

- As the subject building is in close proximity to Canterbury Railway Station, a relaxation of onsite parking controls would be appropriate. Reduced onsite parking requirements in conjunction with additional floor space could make development of the site feasible and offset the cost of maintaining the building. Such concessions would be in line with the R3 zone objective to *'provide a variety of housing types within a medium density residential environment'*.
- Potential consolidation of sites will be affected by the decision to heritage list the properties on either side of the subject site. The site to the rear of 35 Canterbury Road is a church/cemetery; therefore consolidation of sites to the north-west is not an option.
- Consolidating No. 35 Canterbury Road with adjoining heritage listed properties may not be a viable option for a developer; the sites are not large enough to justify a significant investment unless the existing dwellings can be demolished or access to the rear of the properties can be obtained via an additional unlisted property.

Heritage listing could effectively prevent any major change or intensification of land use from occurring in this section of Canterbury Road.

Recommendations

The subject property should be heritage listed.

Images



Figure 1: Looking north east along Canterbury Road. Subject site is on the left of the photograph.



Figure 2: Looking at the front elevation of the subject site.



Figure 3: Looking at brick steps and entrance to the subject site.



Figure 4: Looking toward the front elevation of the subject site.



Figure 5: 35 & 37 Canterbury Road, Canterbury, 1998.

City of Canterbury Archives

POTENTIAL ITEM NO. 5: NO. 37 CANTERBURY ROAD, CANTERBURY



No. 37 Canterbury Road, Canterbury

Item Details

Name of item:	No. 37 Canterbury Road
Type of item:	Built
Group/Collection	Residential building
Category:	House
Primary address:	No. 37 Canterbury Road, Canterbury, NSW 2193
Local Government area:	Canterbury

Property description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
	B		DP	187520

Description

Designer/Builder:	Unknown
Construction years:	1895
Physical description:	<p>The building on the site is a free standing two storey terrace-style dwelling. The principal building form is rendered and painted. The roof is pitched and clad in modern terracotta tile. There are two skylights in the front roof plane. A rendered and painted chimney rises above the apex of the eastern wall; it has multiple chimney pots.</p> <p>The front elevation is asymmetrical. A single storey three sided bay projects forward on the eastern side. Each facet of the bay has a timber-framed double hung window. Stucco moulding surrounds each window. There is a continuous sill line around the bay and there are tiled panels set into the base. The front door –timber panel and glazed, with top light-is inset on the western side; there is cast iron lace frieze to the entrance porch.</p> <p>Above the ground floor bay, at first floor level, a three sided verandah with cast iron posts and balustrade has been infilled with timber framed and glazed windows. This verandah has a separate corrugated metal bullnosed roof set below the gutter line of the main roof. A second, narrower, verandah, has been infilled over the front entrance porch; the cast iron balustrade has been retained. Above this verandah is moulded detailing bearing the date '1895.'</p> <p>Note the remnant urn on top of the western end wall.</p> <p>The dwelling is set back behind a small front yard. The side walls of the dwelling extend forward to defined the side boundaries of the garden. These walls curve downwards and end in pillars top with triangular capping stones. There is a metal palisade fence, with matching gate, across the front boundary, set into a masonry plinth. The fence comprises full height and half height rods with fleur-de-leis finials. An encaustic tile path leads from the gate to slate topped stairs leading to the front entrance.</p>
Integrity	High. Verandah enclosures intrusive, but appear reversible. Front fence likely to be original.

History

Historical Notes:	<p>The property was in the estate of Rosebank. No. 37 Canterbury Road, Canterbury is recorded in the valuation records between 1926 and 1932 as owned by Mrs Catherine Pogson, the property is described as a "CtgeHouse", named "Rosemond". Catherine is recorded as residing at No. 19 Enmore Road, Newtown in 1926.</p> <p>Ownership of the estate was passed to both Benjamin Harold Pogson, a secretary and Arthur Maitland Kerr, a retailer in 1939. Ownership of the property is recorded up until 1942 under the Pogson and Kerr.</p>
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Note, the verandah on the building has moulded detailing bearing the date '1895', the likely construction date of the building.

Assessment of Significance Criteria

Criterion (a) - Historical Significance

The dwelling provides evidence of the subdivision of the area in anticipation and then construction of the railway line. Externally, it is substantially intact or has been altered in a manner that can be reversed.

The site meets the threshold for listing under this criterion.

Criterion (b) - Associational Significance

No strong or special associations specifically relating to the subject site, have been discovered as a result of the limited historical research provided for by this review

The site is unlikely to meet the threshold for listing under this criterion.

Criterion (c) - Aesthetic, Creative or Technical Significance

The subject site is an asymmetrical residential terrace style dwelling in the Victorian Filigree Style. It is aesthetically distinctive in the Canterbury Road streetscape. The elevated terrace style dwelling has landmark qualities as a result of its prominent location directly opposite Floss Street.

The site meets the threshold for listing under this criterion.

Criterion (d) - Social, Cultural or Spiritual Significance

No strong or special association relating to the subject site, has been discovered during the preparation of this report.

The subject site is unlikely to meet the threshold for listing under this criterion.

Criterion (e) - Scientific/Research Significance

The construction techniques demonstrate by this dwelling are common to other Victorian period style dwellings already listed.

The subject site is unlikely to provide any additional information not already provided by existing items.

Criterion (f) - Rarity Significance

Terrace Style dwellings are not well represented on the Canterbury Heritage List. Further research is required to determine how many there are in the Canterbury area and their relative merit.

The subject may meet the threshold for listing under this criterion.

Criterion (g) - Representative Significance

The freestanding terrace at No. 37 Canterbury Road, Canterbury is representative of the Victorian Filigree Style.

The subject site meets this criterion.

Statement of Significance

(To be written if the decision is taken to list these dwellings)

Discussion

- No. 37 Canterbury Road, Canterbury is zoned R3; Medium Density Residential. The objectives of Zone R3 are; to provide for the housing needs of the community within a medium density residential environment; to provide a variety of housing types within a medium density residential environment; and to enable other land uses that provide facilities or services to meet the day to day needs of residents.
- No. 37 Canterbury Road, Canterbury has a maximum building height of 8.5 metres.
- Canterbury Road is a main thoroughfare for motor vehicles and public transport. The site is relatively close to Canterbury Railway Station.
- Potential consolidation of sites will be affected by the decision to heritage list the properties on either side of the subject site. The site to the rear of No. 37 Canterbury Road is a church/cemetery; therefore, consolidation of sites to the north-west is not an option.
- Consolidating No. 37 Canterbury Road with adjoining heritage listed properties may not be a viable option for a developer; the sites are not large enough to justify a significant investment unless the existing dwellings can be demolished or access to the rear of the properties can be obtained via an additional unlisted property.
- The existing side driveway may provide access to a second dwelling toward the rear of the property.
- As the subject building is in close proximity to Canterbury Railway Station, a relaxation of onsite parking controls would be appropriate. Reduced onsite parking requirements in conjunction with additional floor space could make development of the site feasible and offset the cost of maintaining the building. Such concessions would be in line with the R3 zone objective to *'provide a variety of housing types within a medium density residential environment'*.
- If the subject property is heritage listed then any future development, either as a consolidated site or a stand alone block, would need to occur behind, and below, the ridgeline of the principle roof form.
- Heritage listing could effectively prevent any major change or intensification of land use from occurring in this section of Canterbury Road.
- Internal alterations and consolidation of the rear rooms should be permissible so as to allow for the active living use of the property. Original front rooms should be retained. Original intact internal features should be assessed and where appropriate retained.
- The reinstatement of the first floor verandah should be encouraged.

Recommendations

The subject property should be heritage listed.

Images



Figure 1: Looking at the front elevation of the subject site.

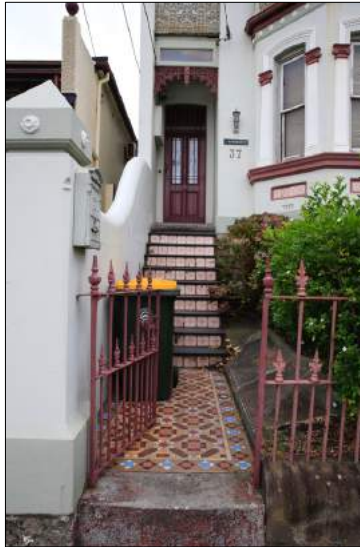


Figure 2: Looking at the front steps and entrance of the subject site.



Figure 3: Looking north east along Canterbury Road. Subject site on the left of the photograph.



Figure 4: Looking at the front elevation of the subject site.



Figure 5: 35 Canterbury Road, Canterbury, 1998.
City of Canterbury Archives

POTENTIAL ITEM NO. 6: NOS 39 & 41 CANTERBURY ROAD, CANTERBURY



Nos. 39 & 41 Canterbury Road, Canterbury

Item Details

Name of item:	Nos 39 & 41 Canterbury Road
Type of item:	Built
Group/Collection	Residential building
Category:	House
Primary address:	Nos 39 & 41 Canterbury Road, Canterbury, NSW 2193
Local Government area:	Canterbury

Property description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
	A & B		DP	7404373

Description

Designer/Builder: Unknown

Construction years:	1890-1910
Physical description:	<p>Pair of Late Victorian Style, single storey semi-detached dwellings. The principal building form is constructed of rendered and painted brick on a high rendered and painted brick base. The render has been lined to resemble ashlar block-work. The principal roof is hipped; No. 39 has a concrete tiled roof; No. 41 has a Colorbond roof. The street facing ends of the dividing walls and side walls have vermiculated detailing, corbels and urns above (one missing; others damaged). The front elevations lies under narrow front verandahs, which have separate roofs set down below the gutter line of the main roofs. No. 39 has a tiled roof; No. 41 has a bullnosed Colorbond roof. The verandah roofs are supported by the end walls and party wall and by turned timber posts with corner cast iron brackets. The balustrades are cast metal balustrades with a timber top rail. The elevations are asymmetrical and mirror images of one and other. There is a door set close to the party wall and a timber framed double hung window to one side. A step flight of stairs lead up to each verandah. The stairs to No. 39 have been tiled.</p> <p>The building is set back from the street to provide a small front yard. No. 39 has no front fence; the yard is hard surfaced and used for parking. There is a timber gate to the entrance of the front stairs. No. 41 has a painted brick retaining wall and timber picket fence with matching gate opening onto the stairs.</p>
Integrity	High. Appear to be substantially intact. Roof replacement to No. 39 and front yard treatment is intrusive.

History

Historical Notes	<p>The land is in the Estate of Rosebank. According to Canterbury Council Valuation records, Nos 39-41 Canterbury Road (street numbers changed in 1931 along Canterbury Road, the valuation records therefore read, Nos 53 and 55) were owned by the Estate of Samuel Benjamin. The dwellings are described as “cottages”, No. 39 is named Brighthill” and No. 55 is named “Thelma”. The Samuel Benjamin Estate’s registered address was at No. 5 Prospect Road, Summer Hill.</p>
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This property remained in the ownership of the Estate of Samuel Benjamin through to 1942.

Assessment of Significance Criteria

Criterion (a) - Historical Significance	<p>The subject dwellings provide evidence of the subdivision and growth of Canterbury following the construction and then opening of the railway line.</p>
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The subject site meets the threshold for listing under this

Criterion (b) – Associational Significance	<p>critterion.</p> <p>No strong or special associations specifically relating to the subject site, have been discovered as a result of the limited historical research provided for by this review</p> <p>The site is <u>unlikely</u> to meet the threshold for listing under this criterion.</p> <p>The subject site <u>does not</u> meet this criterion.</p>
Criterion (c) – Aesthetic, Creative or Technical Significance	<p>The subject item is a pair of single storey semi-detached c.1880-1895 Victorian style residential dwellings that appear to be substantially intact (to Canterbury Road).</p> <p>Nos. 39 & 41 Canterbury Road, Canterbury <u>may meet</u> the threshold for listing under this criterion.</p> <p>The subject item is only important to the community for amenity reasons. No strong or special association, specifically relating to the subject site, has been discovered during the preparation of this report.</p> <p>The subject site <u>does not</u> meet this criterion.</p>
Criterion (d) – Social, Cultural or Spiritual Significance	<p>Nos. 39 & 41 Canterbury Road have been built using standard techniques. They are unlikely to provide information not already provided by other items.</p> <p>The subject site <u>does not</u> meet the threshold for listing under this criterion.</p>
Criterion (e) – Scientific/Research Significance	<p>The subject site <u>does not</u> meet the threshold for listing under this criterion.</p>
Criterion (f) – Rarity Significance	<p>Semi-detached residential dwellings are not well represented on Canterbury’s Heritage List. The Victorian Filigree Style is however, represented.</p> <p>The subject site <u>may meet</u> the threshold for listing under this criterion.</p>
Criterion (g) – Representative Significance	<p>The dwellings at Nos 39 & 41 Canterbury Road, Canterbury are representative of a c.1880-1895 Victorian style semi-detached residential building. The building’s distinctive form and composition remains intact. The front yard treatment is detracting.</p> <p>The subject site <u>meets</u> the threshold for listing under this criterion.</p>
Inclusion Guidelines Satisfied	(a), (c), (f)/(g)

Statement of Significance

(To be written if the decision is taken to list these dwellings)

Discussion

- Nos 39 & 41 Canterbury Road, Canterbury is zoned R3; Medium Density Residential. The objectives of Zone R3 are; to provide for the housing needs of the community within a medium density residential environment; to provide a variety of housing types within a medium density residential environment; and to enable other land uses that provide facilities or services to meet the day to day needs of residents.
- Nos 31 & 33 Canterbury Road, Canterbury has a maximum building height of 8.5 metres.
- Canterbury Road is a main thoroughfare for motor vehicles and public transport. The site is relatively close to Canterbury Railway Station.
- Potential consolidation of the sites along Canterbury Road will be affected by the decision to heritage list the property to the north-east of the subject site. The site to the rear of No. 35 Canterbury Road is a church/cemetery; therefore, consolidation of sites to the north-west is not an option.
- Consolidation with the site to the south-west of the subject site may be a viable option.
- If the subject property is heritage listed then any future development, either as a consolidated site or a stand alone block, would need to occur behind the principal roof form.
- Original intact internal features should be assessed and where appropriate retained.

Intrusive elements in the front setback should be removed and replaced with sympathetic and uniform fence.

Recommendations

The subject property should be heritage listed.

Images



Figure 1: Looking at the front elevation of the subject site.



Figure 2: Looking north east along Canterbury Road.



Figure 3: No. 39-41 Canterbury Road, Hurlstone Park 1998.

City of Canterbury Archives

LISTED ITEM NO. 7: NO. 59 MINTER STREET, CANTERBURY



No. 59 Minter Street, Canterbury

Item Details

Name of item:	Fairview
Type of item:	Built
Group/Collection	Residential building
Category:	House
Primary address:	59 Minter Street, Canterbury, NSW 2193
Local Government area:	Canterbury

Property description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
	X		DP	416159

Description

Designer/Builder:	Unknown
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Construction years:	1894-1894
Physical description:	<p>A free standing, single storey cottage with face brick walls on a rendered base and a hipped roof clad in slate. The slate on the front roof plane is set in a decorative pattern. There are two tall rendered and decorative chimneys to either side of the roof. The eaves have a narrow overhang; paired corbels support the eave overhang across the front elevation. The front elevation lies under a raised verandah. The bullnosed iron roof is supported by brick walls to either end and slender cast iron columns. There are remnants of a cast iron frieze. Rendered stairs lead up to the verandah. The verandah floor is finished in tessellated tiles. The elevation is symmetrical, with a central timber panel door with top and side lights and a french window to either side with timber shutters.</p> <p>The dwelling is set back from the street behind a narrow front garden. There is a metal palisade fence set in a high base across the front boundary and returning along the side boundaries to meet the side walls of the dwelling. The fence comprises full and half height rods with fleur-de-lies finials. Pillars mark the entrance gate.</p>
Integrity	High. Substantially intact, including front fence. Note: missing cast iron detailing to the verandah.

History

Historical Notes:	<p>This land was part of lot 37 of the Sugar Company's Estate, subdivided in 1841. It was sold by Alfred Borton Miller to Thomas William Draper of Canterbury, a butcher, on 28 July 1892. The following year it was transferred to his father, Thomas Draper, and the house was built in 1894. After Thomas William Draper's death in 1900, the house was tenanted. The family sold it in 1914 to Thomas Elderton, financial agent, and it was sold again in 1920 to Matilda Mary Moon, wife of William Moon of Campsie, a brickmaker, who lived in the house.</p>
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Assessment of Significance Criteria

Criterion (a) - Historical Significance	<p>No. 59 Minter Street has historic significance as a fine example of a late Victorian brick cottage in the Filigree Style. It is representative of the type of dwelling erected in anticipation of the coming of the railway line.</p> <p>The subject site <u>meets</u> the threshold for listing under this criterion.</p>
Criterion (b) - Associational Significance	<p>No strong or special associations specifically relating to the subject site, have been discovered as a result of the limited historical research provided for by this review.</p> <p>The site is <u>unlikely</u> to meet the threshold for listing under this criterion.</p>
Criterion (c) - Aesthetic,	<p>The subject dwelling is a fine example of a single storey</p>

Creative or Technical Significance

Victorian Filigree Style brick cottage.

The subject site meets the threshold for listing under this criterion.

Criterion (d) – Social, Cultural or Spiritual Significance

The subject item is only important to the community for amenity reasons. No strong or special association, specifically relating to the subject site, has been discovered during the preparation of this report.

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

Criterion (e) – Scientific/Research Significance

The subject site is a common building type from its time. It has been built using standard techniques and is unlikely to provide information not already available from sources.

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

Criterion (f) – Rarity Significance

The 1894 Victorian style cottage at 59 Minter Street, Canterbury is one of several in this style on the Canterbury Heritage List. They are not, however, numerous.

The subject site may meet the threshold for listing under this criterion.

Criterion (g) – Representative Significance

No. 59 Minter Street, Canterbury is of representative significance because it demonstrates the principle characteristics of a cottage designed and constructed in the late 1800s. Although there are missing sections of the iron frieze and iron picket fence the cottage is largely intact.

The subject site meets the threshold for listing under this criterion.

Inclusion guidelines satisfied:

(a); (c); (f)

Statement of Significance

No. 59 Minter Street, Canterbury has local historic and aesthetic significance as a fine example of a Victorian Filigree Style brick cottage. Erected in c.1894, it was constructed just before the opening of the Railway Line. The dwelling, and its front fence, are substantially intact. This building type is comparatively rare within the City of Canterbury.

Listings

Heritage Listing

Local Environmental Plan

Listing Number

138

Gazette Number

18 November 1988

Discussion

- 59 Minter Street is zoned R3; Low Density Residential. The rear and southern boundaries of the site adjoin an area that is zoned B2; Local Centre. The objectives of Zone B2 are; to provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area; to encourage employment opportunities in accessible locations; to maximise public transport patronage and encourage walking and cycling; and to facilitate and support investment, economic growth and development for active, diverse and well-designed centres.
- No. 59 Minter Street has a maximum height limit of 8.5 metres. The rear and southern boundaries of the site adjoin an area that has a maximum height limit of 11.5 meters.
- Consolidation of the subject site would require further discussion as to an appropriate curtilage.
- Future development at No. 59 Minter Street, Canterbury should be limited to the rear of the property. No alterations should be made to the principle building or roof form.

Recommendations

No. 59 Minter Street, Canterbury should retain its local heritage listing.

Images



Figure 1: Looking south along Minter Street.



Figure 2: Looking north along Minter Street.



Figure 3: Looking at the front elevation of the subject site from the western side of Minter Street.



Figure 4: Looking opposite from the subject site toward the western side of Minter Street.

POTENTIAL ITEM NO. 8: NOS 66, 68, 70 MINTER STREET, CANTERBURY



Nos 66, 68 & 70 Minter Street, Canterbury

Item Details

Name of item:	166, 68 & 70 Minter Street
Type of item:	Built
Group/Collection	Residential flat building
Category:	Terraces
Primary address:	66, 68 & 70 Minter Street, NSW 2193
Local Government area:	Canterbury

Property description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
66	100	Null	DP	1195756
68	1	Null	DP	210003
70	2	Null	DP	210003

Description

Designer/Builder: Unknown

Construction years:	1870-1910
Physical description:	<p>A row of three, two storey Victorian period terraces. The front elevation is constructed of rendered and painted masonry. The principal roof is concealed by a high, simply detailed masonry parapet. There are multiple, simply detailed, chimneys. The front elevation of each terrace lies under a narrow two storey verandah, the floors and roofs (corrugated iron) of which are supported by the party and end walls. The party and end walls have simple stucco moulding at ground and first floor level on their street facing ends. The inner face of the end/party walls have blind arches at ground and first floor levels. Nos. 66 and 68 have cast iron balustrades and cast iron corner brackets at first floor level. The original balustrade and corner brackets have been removed from No. 70 where the balustrade is comprised of metal and glazing. A modern balustrade has been added to the ground floor verandah of No. 68. A later metal column supports the first floor verandah of No. 70.</p> <p>The pattern of openings is asymmetrical and was originally repeated along the row. At ground floor level, Nos. 66 and 68 have offset front doors with arched top lights and are large opening to one side. This opening is set with a large timber framed double hung window (a single pane to each sash) flanked by two narrow timber framed double hung windows. The upper sashes are arched. A stucco label mould runs around the top of the window to meet a cornice, which runs across the elevation. At first floor level, a pair of timber framed and glazed french doors with top lights opens onto the verandah.</p> <p>The pattern of openings has been altered at No. 70. At ground floor level, the original door has been replaced with a timber framed and glazed door. The arched top light remains. The window opening has been squared and fitted with fixed and awning sash windows. The pair of french doors survives at first floor level.</p> <p>The terraces are set back from the street behind small courtyards. No original fencing remains. The fencing styles (each different) are detracting.</p>
Integrity	Nos. 66 and 68. High: No. 70: Moderate.

History

Historical Notes:	<p>This land was part of the Sugar Company Estate. Parish of Petersham, until it was subdivided in 1841. In 1926 Mrs Catherine Short is the legal owner of No. 66 Minter Street, the house name is "Clarence". She is noted as residing at No. 78 Milton Street, Ashfield.</p> <p>In 1928, the legal owner of No. 66 Minter is Mrs Catherine Short (C/O F.T. Doberer. Hurlstone Park).</p> <p>From 1932 to 1939, No. 66 Minter Street, was under the Permanent Trustee of NSW at 23-25 O'Connell Street, Sydney, the estate of the deceased Mrs Catherine Short. The executor</p>
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of her estate is Scott Clarence, the Permanent Trustee.

From 1926 to 1939, the valuation records indicate that Mrs Hannah Laycock was the legal owner of Nos 68 and 70 Minter Street, whilst she resides at No. 6 View Street, Earlwood. No. 68 was named "Iona" and No. 70 was named "Oakleigh". Hannah Laycock was the wife of the quarter-master and soldier, Thomas Laycock. Hannah received the largest single grant of 500 acres of farmland from Governor King in 1804 which she named "King's Grove".

Canterbury Council valuation records cease at 1926. As this terrace row is in existence at this time, it is probable that these dwellings have a construction date prior to 1926.

Assessment of Significance Criteria

Criterion (a) – Historical Significance

The terraces provide evidence of the subdivision and growth of Canterbury during the construction and then opening of the railway line. Externally, they are substantially intact.

The subject site meets the threshold for listing under this criterion.

Criterion (b) – Associational Significance

Nos 66 and 70 Minter street are associated with Hanna Laycock who received the single largest grant of 500 acres in the 1841. Hannah is associated with Nos 68 and 70 as the recorded owner of both properties from 1926 to 1939.

The subject site meets the threshold for listing under this criterion.

Criterion (c) – Aesthetic, Creative or Technical Significance

Despite the unsympathetic alterations and missing original fabric, the row is aesthetically distinctive feature in the streetscape.

The subject site meets the threshold for listing under this criterion.

Criterion (d) – Social, Cultural or Spiritual Significance

The subject item is only important to the community for amenity reasons. No strong or special association, specifically relating to the subject site, has been discovered during the preparation of this report.

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

Criterion (e) – Scientific/Research Significance

There is no evidence to suggest that the subject terrace group can provide an information not provided by other listed buildings of this period.

It subject site does not the threshold for listing under this criterion.

Criterion (f) – Rarity Significance

Terraces of this type and period are not common on the Canterbury Heritage List. They appear to be rare within the Canterbury Area.

The subject site may meet the threshold for listing under this criterion.

Criterion (g) – Representative Significance The terrace group at Nos 66, 68 and 70 Minter Street, Canterbury is representative of a c.1880s-1890s Victorian style terrace group.

The subject site meets the threshold for listing under this criterion.

Inclusion guidelines satisfied: (a); (b); (c); (f)/(g)

Statement of Significance

(To be written if the decision is taken to list these dwellings)

Discussion

- Nos 66, 68 and 70 Minter Street, Canterbury are located in an area where indicative height is 9+ of high density residential. The terraces are two storeys in height, but due to high ceilings and parapets they would be equivalent in height to three storeys of a residential flat building.
- Nos 66, 68 and 70 Minter Street could be incorporated into a larger development under the following conditions: 1. That the surrounding site are consolidated to make the terraces part of a larger development. 2. That surrounding towers are set on podiums no higher than three storeys or a height to match the front parapet of the terraces. 3. Towers are set at least 12m from the side and rear elevations of the terraces. 4. The terraces are afforded access to basement parking in any development.
- Heritage listing the terraces would protect the long-term appearance of the dwellings and prevent further unsympathetic alterations.
- Future development of the terraces would be confined to the existing primary envelope and any sympathetic additions to the rear. Work to the rear should be guided by a document such as the City of Sydney Heritage DCP in terms of dealing with the built form of the terraces.
- Original intact internal features should be assessed and where appropriate retained.
- Intrusive street boundary fencing should be removed and replaced with a sympathetic and uniform style of fencing. Missing original detailing on the street facing facades should be reinstated.
- The terraces would benefit from thoroughgoing restoration as part of a larger development.

Recommendations

Local heritage listing of the terrace row at Nos 66, 68 & 70 Minter Street, Canterbury would be appropriate.

The terraces should be recognized and specifically included in any future development of the area as part of that development and such a development should recognize the heritage significance of the terraces by the following means:

- The ground and first floor levels of any new development (i.e. the podium) on the western side of Minter Street should match the front setback and building alignment of the terraces.
- The height of the podium should match the top of the parapet walls.

Images



Figure 1: Looking at terrace row from Minter Street.



Figure 2: Looking at front elevation of No. 70 Minter Street.



Figure 3: Looking at the front elevation of No. 66 Canterbury Road, Canterbury.



Figure 4: Looking at the front elevation of No. 68 Canterbury Road, Canterbury.

POTENTIAL ITEM NO. 9: NOS 174-176 CANTERBURY ROAD, CANTERBURY



No. 174-176 Canterbury Road, Canterbury

Item Details

Name of item: 174-176 Canterbury Road
Type of item: Built
Group/Collection: Commercial building
Category: Retail
Primary address: 174 Canterbury Road, Canterbury, NSW 2193
Local Government area: Canterbury

Property description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
	X	X	DP	84086

Description

Designer/Builder: Unknown

Construction years:	c.1939-1942
Physical description:	<p>This is a commercial building in the Interwar Functionalist style. Only the front elevation of this building is visible. This elevation is single storey and constructed of rendered and painted masonry. The roof form is concealed. The elevation is symmetrical. The principal element is a centrally placed tower that rises above the parapet. This tower has a stepped detail towards the top and is surmounted by a metal structure, likely associated with the original use of the building as a radio station. The front entrance is recessed within the tower and approached via a short flight of stairs. To either side of the tower, is a horizontal band of windows set beneath cantilevered masonry awnings with rounded edges. The windows are currently concealed by advertising. There is a small angled extension, in the same style, on the eastern side. The building is set back from the street front, providing parking bays.</p> <p>Note: Photographs (see below) show that the building was original face brick.</p>
Integrity	High, except for the painting of the once face brickwork.

History

Historical Notes:	<p>The property is in the Estate of O'Neills Paddock. According to Canterbury Council Valuation records, in 1939, David Chrystal, a manufacturer, is the recorded owner of the property, No. 174 Canterbury Road. Records indicate that there was no ("improvement") on the property at this time. David is recorded as residing at Nos 677-9 Canterbury Road, Belmore at this time.</p> <p>In 1942 R.C.S. Radio Pty Ltd purchased Nos 174 & 176 the nature of the improvement on the land was a factory. There was a notice of realignment in 1942 for No. 174. In 1945, R.C.S. Radio Pty Ltd is still the recorded owner of Nos 174 & 176 Canterbury Road. The nature of the development is a "Bk factory".</p>
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Assessment of Significance Criteria

Criterion (a) - Historical Significance	<p>This Interwar functionalist style building provides evidence of the period of growth in the building industry following the Depression prior to World War II. This building remains a unique example of one of the first radio station's built in the Canterbury area.</p> <p>The subject site <u>meets</u> the threshold for listing under this criterion.</p>
Criterion (b) - Associational Significance	<p>No strong or special associations specifically relating to the subject site, have been discovered as a result of the limited historical research provided for by this review</p>

Criterion (c) – Aesthetic, Creative or Technical Significance	<p>The site is <u>unlikely</u> to meet the threshold for listing under this criterion.</p> <p>The front elevation of the building is a modest example of the Inter-War Stripped Classical style. The metal tower above is distinctive. The significance of the building has been diminished by the rendering of the original red face brick.</p>
Criterion (d) – Social, Cultural or Spiritual Significance	<p>The subject site <u>meets</u> the threshold for listing under this criterion.</p> <p>The subject item is only important to the community for amenity reasons. No strong or special association, specifically relating to the subject site, has been discovered during the preparation of this report.</p>
Criterion (e) – Scientific/Research Significance	<p>The subject site <u>does not</u> meet the threshold for listing under this criterion.</p> <p>The building is unlikely to provide information about construction techniques not provided by other buildings of this period. It is not known if any interior fabric remains from the period when it operated as a radio station.</p>
Criterion (f) – Rarity Significance	<p>The site is <u>unlikely</u> to meet the threshold for listing under this criterion.</p> <p>Industrial/commercial buildings of this period and style are not well represented on the Canterbury Heritage List. Further research is required to determine how rare/representative this building type and style is.</p>
Criterion (g) – Representative Significance	<p>The subject site <u>may meet</u> the threshold for listing under this criterion.</p> <p>The subject building has a representative of a 1940s Inter-War Functionalist style elevation.</p> <p>The subject site <u>meets</u> the threshold for listing under this criterion.</p>

Inclusion guidelines satisfied: (a), (c), (f)/(g)

Statement of Significance

(To be written if the decision is taken to list these dwellings)

Discussion

- Nos 174 – 176 Canterbury Road is zoned B2; Local Centre. The objectives of Zone B2 are; to provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area; to encourage employment opportunities in accessible locations; to maximise public transport patronage and

encourage walking and cycling; and to facilitate and support investment, economic growth and development for active, diverse and well-designed centres.

- Annexure A demonstrates that the former warehouse at Nos 174 – 176 Canterbury Road has recently been converted into a mixed use building. The existing building comprises ten town houses and a retail outlet fronting Canterbury Road. The residential units are accessed via Blick Parade.
- The rendering of the street facing façade at Nos 174 – 176 Canterbury Road has resulted in a loss of integrity that has diminished the significance of the place, such that individual heritage listing is unwarranted. Repainting the building in a lighter colour would improve the streetscape appearance, interpretation and appreciation of the place from within the public domain.
- The existing Inter-War functionalist building and all extant original fabric should remain intact.

Recommendations

Nos 174 – 176 Canterbury Road, Canterbury should not be recommended for listing.

Images



Figure 1: Looking south east along Canterbury Road.



Figure 2: Looking north west along Canterbury Road. Subject site is on the right of the photograph.



Figure 3: No. 174 Canterbury Road, Canterbury, 1993. Evidence of face brick prior to rendering of the façade.



Figure 4: 174 Canterbury Road, Canterbury, 2003
Canterbury City Council Archives

POTENTIAL ITEM NO. 10: NOS 180-184 CANTERBURY ROAD, CANTERBURY



Nos 180-184 Canterbury Road, Canterbury

Item Details

Name of item: 180-182 Canterbury Road
 Type of item: Built
 Group/Collection: Commercial
 Category: Retail
 Primary address: 180-182 Canterbury Road, Canterbury, NSW 2193
 Local Government area: Canterbury

Property description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
180	101		DP	847379
182	102		DP	847379

Description

Designer/Builder:	Unknown
Construction years:	Pre-1926
Physical description:	<p>Single storey Interwar period corner bank building built to its street boundaries.</p> <p>No. 180-182: The principal building form is constructed of painted brick on a sandstone block base (Canterbury Road) or rendered base (Minter Street). The roof is concealed by a painted brick parapet. The principal elevations are to Canterbury Road, Minter Street and the corner. The elevations have openings set between squared pillars with capitals. Between each pillar on Canterbury Road elevation is a double hung window centred on the space, with a narrow highlight above that runs from pillar to pillar. There are only highlight windows on the Minter Street elevation. The entrance is through a modern door set in the corner. Most windows have been replaced with metal framed windows.</p> <p>No. 182A: This part of the building fronts Canterbury Road. The ground floor lies under a suspended steel awning. There is a central door flanked by a large window to either side. The whole is surrounded by large square tiles. Above the awning, the elevation rises into a simply detailed painted brick parapet, comprising three engaged piers, with simple brick detailing; and panels between. The panels between have a slight dip to the centre and have a brick edge. A brick frame in each panel once held signage.</p>
Integrity	Form intact. Once face brickwork painted; windows and doors replaced; screen detailing to the high light windows removed. The current colour scheme is intrusive.

History

Historical Notes	<p>The land was in the Estate of Sugar Co. In 1926 William Hilton Anderson, a seedsman, is recorded as the legal owner of Nos 296 and 298 Canterbury Road (street numbers along Canterbury Road changed after 1932 to No. 180 and No. 182 Canterbury Road). The property adjacent to the Bank was also owned by William Hilton Anderson (No. 298 Canterbury Road), which is described in the valuation records as a billiard/shop. According to the valuation records, William's residential address at this time is 109 Pitt Street, Sydney.</p> <p>In 1939, ownership of the estate was transferred to the Bank of NSW which continued through to 1942.</p>
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Assessment of Significance Criteria

Criterion (a) - Historical Significance	Nos. 180 - 182 Canterbury Road, Canterbury is representative of a simple Interwar period bank building. Its construction during this period is indicative of the growth of the Canterbury area during the preceding decade and the
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consequent need for improved services.

**Criterion (b) -
Associational Significance**

The site meets the threshold for listing under this criterion.

No strong or special associations specifically relating to the subject site, have been discovered as a result of the limited historical research provided for by this review.

**Criterion (c) - Aesthetic,
Creative or Technical
Significance**

The site is unlikely to meet the threshold for listing under this criterion.

The buildings on the site are examples of simply detailed Interwar period buildings. Nos 180-182 contains elements of the Free Classical Style. Its significance has, however, been diminished by the painting of the once face brick work, the replacement of the original windows and doors and the loss of the pierced screen to the highlight windows.

**Criterion (d) - Social,
Cultural or Spiritual
Significance**

No. 182A does not demonstrate a high degree of architectural distinction.

The subject item is only important to the community for amenity reasons. No strong or special association, specifically relating to the subject site, has been discovered during the preparation of this report.

**Criterion (e) -
Scientific/Research
Significance**

The subject site does not meet this criterion.

The buildings on the site are typical of the period. They are unlikely to yield information not already provided by other sources.

**Criterion (f) - Rarity
Significance**

Nos 180 - 182A Canterbury Road, Canterbury does not meet the threshold for listing this criterion.

Commercial buildings of this period and style are not well represented on the Canterbury Heritage List. Further research is required to determine how rare/representative this building type and style is.

**Criterion (g) -
Representative Significance**

Nos 180 - 182A Canterbury Road, Canterbury may meet the threshold for listing this criterion.

The building remains recognizable as an interwar period bank building. The building retains its original form and setting however the building has undergone intrusive alterations since its original construction.

The site does not meet the threshold for listing as an individual heritage item under this criterion

Inclusion Guidelines Satisfied (a); (f)

Statement of Significance

(To be written if the decision is taken to list these dwellings)

Discussion

- Nos 180 – 184 Canterbury Road is zoned B2; Local Centre. The objectives of Zone B2 are; to provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area; to encourage employment opportunities in accessible locations; to maximise public transport patronage and encourage walking and cycling; and to facilitate and support investment, economic growth and development for active, diverse and well-designed centres.
- The rendering of the street facing façades and removal of window detailing at No. 180 Canterbury Road has resulted in a loss of integrity that has diminished the significance of the place such that individual heritage listing is unwarranted.
- Nos 180 – 184 is a relatively small wedge shaped site. Future development that incorporates upper floor additions and maintains a three metre setback from the face of the parapet would only be possible if several sites were consolidated.
- Consolidation of the site and future development could include the restoration of original window detailing.

Recommendations

Nos 180 - 184 Canterbury Road, Canterbury does not meet the threshold for listing as an individual heritage item.

Although the building doesn't meet threshold for individual listing, the building façade should be retained, restored and ideally any new development above, should be setback 2-3m from the parapet .

Images



Figure 1: Looking at the front elevation of the subject site.



Figure 2: Looking toward the rear and side elevation of the subject site from Minter Street.



Figure 3: 180-184 Canterbury Road, Canterbury, 2003
City of Canterbury Archives.



Figure 4: 180-184 Canterbury Road, Canterbury, 1994
City of Canterbury Archives.



Figure 5: Australian Bank of Commerce, Canterbury, circa 1910. The cart is on Canterbury Road and Minter Street is in the foreground.
Canterbury City Council Archives.

POTENTIAL ITEM NO. 11: NO. 206 CANTERBURY ROAD, CANTERBURY



No. 206 Canterbury Road, Canterbury

Item Details

Name of item:	206 Canterbury Road
Type of item:	Built
Group/Collection	Commercial
Category:	Retail
Primary address:	206 Canterbury Road, Canterbury, NSW 2193
Local Government area:	Canterbury

Property description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
	A		DP	330240

Description

Designer/Builder: Unknown

Construction years:	1928-1932
Physical description:	<p>The building is in the Stripped Classical Style favoured by the Commonwealth Bank at this time. The building addresses both street fronts and the corner. The street facing elevations are constructed of rendered and painted masonry, on a high rendered and painted base. There is a suspended metal awning over the front entrance within the corner elevation. An Art Deco Style stucco frieze runs around the top of the street facing elevations.</p> <p>The main architectural features of the Canberra Street elevation are a group of ten windows, five at ground floor level and five at first floor level aligned above them. The ground floor windows have top lights separated from the windows below by decorative bands; the first floor windows have decorative sills. The windows are separated from each other vertically by fluted, squared columns set flush with the elevation. Other details of this elevation include a small door with decorative moulded frame and two, small decorative plaques set high in the wall.</p> <p>The set of ten windows in the Canterbury Road elevation are likely to have been identical. The ground floor openings have been altered.</p> <p>All the original doors and windows appear to have been replaced.</p>
Integrity	High with the exception of modified windows on the Canterbury Road elevation.

History

Historical Notes:	<p>This land is in the Estate of Sugar Co. Canterbury Council Valuation records of 1926 and 1928 indicate that whilst the 'Government Savings Bank of NSW' was the legal owner of the estate, there was no "improvement" on the land, indicating the land was vacant at this time. The owner name changed in 1928 to "Commissioner of the Government Savings Bank of NSW".</p> <p>The first record of a building on this property was in the 1931 valuation records. The owner is "Commonwealth Savings Bank", and property description is "bank". The valuation records of 1939 and 1942 indicate several additions to the estate, including; bank chambers, a residence and garage.</p>
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Assessment of Significance Criteria

Criterion (a) - Historical Significance	<p>The Inter-War Stripped Classical style former Commonwealth Bank building provides physical evidence of the rapid growth of Canterbury following the opening of the railway line in the early 1900s.</p> <p>The subject site <u>meets</u> the threshold for listing under this criterion.</p>
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**Criterion (b) -
Associational Significance**

The site is associated with the Commonwealth Bank. It is designed in a style common to their suburban banks of the period. It is noted that it is no longer a Commonwealth Bank.

The subject site may meet the threshold for listing under this criterion.

**Criterion (c) - Aesthetic,
Creative or Technical
Significance**

Despite alteration, the subject building is a good example of an Inter-War Stripped Classical bank building. No. 180 - 184 Canterbury Road, Canterbury is aesthetically distinctive, and as part of a group of corner buildings, makes a strong contribution to the streetscape at the intersection of Canterbury Road, Jeffrey Street and Tincombe Street.

The subject site meets the threshold for listing under this criterion.

**Criterion (d) - Social,
Cultural or Spiritual
Significance**

The subject site is only important to the community for amenity reasons. No strong or special association, specifically relating to the subject site, has been discovered during the preparation of this report.

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

**Criterion (e) -
Scientific/Research
Significance**

The subject site is unlikely to provide information not already provided by other buildings of this period.

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

**Criterion (f) - Rarity
Significance**

Commercial buildings of this period and style are not well represented on the Canterbury Heritage List. Further research is required to determine how rare/representative this building type and style is.

The site may meet the threshold for listing this criterion.

**Criterion (g) -
Representative Significance**

The building is a good example of an Inter-War period Commonwealth Bank Building.

The subject site meets the threshold for listing under this criterion.

Inclusion Guidelines Satisfied (a); (b); (c); (g)/(f)

Statement of Significance

(To be written if the decision is taken to list the building)

Discussion

- The former Commonwealth Bank building located at No. 206 Canterbury Street,

Canterbury is zoned B2; Local Centre. The objectives of Zone B2 are; to provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area; to encourage employment opportunities in accessible locations; to maximise public transport patronage and encourage walking and cycling; and to facilitate and support investment, economic growth and development for active, diverse and well-designed centres.

- The subject building is on the high side of the street, therefore rooftop additions should be setback from the front face of the parapet. Rooftop additions should be limited to one storey, possibly with an attic, to ensure that the resulting building does not dominate the other corner sites or detract from the heritage listed building located at No. 208 Canterbury Road; Hotel Canterbury.
- As the subject building is in close proximity to Canterbury Railway Station, a relaxation of onsite parking controls would be appropriate. Reduced onsite parking requirements in conjunction with additional floor space could make consolidation and development of the site feasible and offset the cost of maintaining the building. Such concessions would be in line with the B2 zone objective to '*maximise public transport patronage and encourage walking and cycling*'.
- The former Commonwealth Bank building is located on a dominant corner at a significant intersection on Canterbury Road. Each of the existing buildings on the four corner sites of the Canterbury Road, Jeffrey Street and Tincombe Street intersection has landmark qualities. Collectively the group makes a strong contribution to the streetscape and provides an opportunity to showcase how high quality contemporary additions can be introduced into a historic setting.

Recommendations

No. 206 Canterbury Road, Canterbury should not be listed.

Any additions should be limited to an attic level or one storey addition with a 2-3m setback from the parapet.

Images



Figure 1: Looking at the side elevation of the subject site.



Figure 2: Looking at the rear elevation of the subject site.



Figure 3: Looking at the side elevation of the subject site from the northern side of Canterbury Street.



Figure 4: 206 Canterbury Road, Canterbury Google Maps.

LISTED ITEM NO. 12: NO. 208 CANTERBURY ROAD, CANTERBURY



No. 208 Canterbury Road, Canterbury

Item Details

Name of item:	Hotel Canterbury
Type of item:	Built
Group/Collection	Commercial
Category:	Hotel
Primary address:	208 Canterbury Road, Canterbury, NSW 2193
Local Government area:	Canterbury

Property description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
	27-28		DP	74763

Description

Designer/Builder:	C.C. Ruwald
Construction years:	1941
Physical description:	Massive two-storey brick hotel with colonnade at street level. Balcony stepped back. Parapet with winged horses as ornamentation. Topped by lantern. Decorative treatment reflects proximity of racecourse.
Integrity	High

History

Historical Notes:	Designed by C. C. Ruwald and built in 1941 for Tooth & Co. Ruwald also designed the Vauxhall Hotel, Granville which uses similar design to emphasise and enhance its corner location.
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The construction of Canterbury Hotel was proposed as a replacement for the "Woolpack" hotel further up Canterbury Road, which was demolished in 1939.

Assessment of Significance Criteria

Criterion (a) - Historical Significance	The building is a fine example of an Interwar period Functionalist Style Hotel that demonstrates the growth of Canterbury during the preceding decades.
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The site meets the threshold for listing under this criterion.

Criterion (b) - Associational Significance	This hotel was owned or tied to Tooth & Company from the 1920s through to the 1970s. This Company dominated the Sydney hotel trade and rebuilt many hotels during the interwar period. The site is associated with the architect C.C. Ruwald.
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The site meets the threshold for listing under this criterion.

Criterion (c) - Aesthetic, Creative or Technical Significance	The subject building is an excellent example of a 1940s brick hotel designed by C.C. Ruwald. The building is a large two-storey structure constructed in the Inter-War Functionalist style with a colonnade at street level. The first floor balcony steps back from the street and the parapet is adorned with winged horses. The building is topped with a lantern. The decorative treatment reflects the proximity of the racecourse.
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208 Canterbury Road, Canterbury is aesthetically distinctive and is a significant local landmark building on Canterbury Road. The hotel makes a strong contribution to the streetscape at the intersection of Canterbury Road, Jeffrey Street and Tincombe Street.

The site meets the threshold for listing under this criterion.

Criterion (d) - Social, Cultural or Spiritual Significance

The subject item is only important to the community for amenity reasons. No strong or special association, specifically relating to the subject site, has been discovered during the preparation of this report.

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

Criterion (e) - Scientific/Research Significance

The subject site is a common building type from its time.

It has been built using standard techniques and therefore does not meet the threshold for listing under this criterion.

Criterion (f) - Rarity Significance

The form and massing of the Inter-War Functionalist style hotel located at 208 Canterbury Road is not rare in the wider Sydney area. The detailing, including the radial brick columns, the rooftop lantern and winged horses are of special interest. These elements are rare in the Canterbury Road streetscape and the municipality.

The site meets the threshold for listing under this criterion.

Criterion (g) - Representative Significance

The Inter-War Functionalist style building is representative of 1940s brick hotel. The building is largely intact (externally).

The site meets the threshold for listing under this criterion when considered alongside examples outside the Canterbury area.

Inclusion Guidelines Satisfied (a), (b), (c), (f)-locally; (g)- wider.

Statement of Significance

The Canterbury Road has historic significance as the site of a hotel since 1941. Designed by C.C. Ruwald and erected in c.1941, the existing hotel has historic and aesthetic significance as a fine example of an Interwar Functionalist Style hotel. Specific local reference is made in the architectural detailing to the nearby Canterbury Race Course and the lantern. While a rare example of this architectural style within the local area, the hotel forms part of a Sydney wide pattern of hotels owned or tied to Tooth & Co., who dominated the Sydney Hotel trade over many years. It is one of many hotels rebuilt in this style by the Company during the Interwar period.

Recommended management

Continue ongoing regular maintenance. Make sure signage does not obscure the significant elements of the hotel building especially at parapet level and above.

Listings

Heritage Listing	Listing Number	Gazette Date
Local Environmental Plan	138	18 November 1994

Discussion

- Hotel Canterbury is zoned B2; Local Centre. The objectives of Zone B2 are; to provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area; to encourage employment opportunities in accessible locations; to maximise public transport patronage and encourage walking and cycling; and to facilitate and support investment, economic growth and development for active, diverse and well-designed centres.
- Potential development on the site could include the addition of a two storey contemporary element set back from the north, west and eastern parapets by three meters. This would enable the original building fabric to remain the dominant element in the streetscape. The concept drawing below demonstrates how additional floor space might be added to the building without detracting from the original built form.
- As the subject building is in close proximity to Canterbury Railway Station, a relaxation of onsite parking controls would be appropriate. Reduced onsite parking requirements in conjunction with additional floor space could offset the cost of maintaining the building. Such concessions would be in line with the B2 zone objective to '*maximise public transport patronage and encourage walking and cycling*'.
- The Canterbury Road and Tincombe Street facades of the Hotel Canterbury should be retained.
- The existing building should not be rendered or painted, and the existing brick steps should not be tiled.
- A Conservation Management Plan (CMP) should be prepared and regular maintenance carried out in accordance with the CMP.
- Signage should not obscure significant elements of the hotel building especially at parapet level and above. Balustrades and the like should not be attached to the radial brick columns.
- Hotel Canterbury is located on a dominant corner at a significant intersection on Canterbury Road. Each of the existing buildings on the four corner sites of the Canterbury Road, Jeffrey Street and Tincombe Street intersection has landmark qualities. Collectively the group makes a strong contribution to the streetscape and provides an opportunity to showcase how high quality contemporary additions can be introduced into a historic setting.

Recommendations

No. 208 Canterbury Road, Canterbury should retain its local heritage.

Concept Drawing



Concept drawing indicating possible rooftop additions.

Images



Figure 1: Front elevation of the subject site.



Figure 2: Rear elevation of the subject site.



Figure 3: Looking at the subject site from the northern side of Canterbury Road.



Figure 4: Canterbury Club Hotel, 1941. Australian National University

POTENTIAL ITEM NO. 13: NOS 175-189 CANTERBURY ROAD, CANTERBURY



Nos 175-189 Canterbury Road, Canterbury

Item Details

Name of item:	Foord's Buildings
Type of item:	Built
Group/Collection	Residential/Commercial buildings
Category:	Terraces
Primary address:	175-189 Canterbury Road, Canterbury, NSW 2193
Local Government area:	Canterbury

Property description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
175	7		DP	28234
177	6		DP	28234
179	5		DP	28234
181	4		DP	28234
183	3		DP	28234

185	2		DP	28234
187	1A		DP	28234
189	1		DP	28234

Description

Designer/Builder: Unknown

Construction years: c.1924-1925; c.1928-1931

Physical description:

Row of eight two storey early Interwar period shop/residences. The ground floor lies under suspended awnings that step up with the rise of the street. The awning continues around the Jeffrey Street elevation of the corner terrace. The stepped brick parapet line also emphasises the sloping nature of the streetscape.

The ground floor shop fronts to Canterbury Road vary in treatment. Nos. 179 and 181 appear to retain the original configuration, original tiling and windows. At first floor level, the elevation is constructed of brick; some elevations have been painted. At first floor level, Nos. 177-189 were all originally characterised by a box window (with two to the corner terrace No. 189) with fibro paneling below with cover strips and timber framed casement windows with top lights above. The roofs over these box windows have wide eaves. The box window to No. 183 has been removed and replaced with an aluminium framed window. No. 175 is part of the later extension to the row that once also included Nos. 177 and 179 (since demolished). At first floor level, there are two window openings with rendered sills and headers. The original windows have been replaced with metal framed windows. The individual terraces are divided at first floor levels by engaged piers- with inset brick detailing- that rise into the parapet above. There is remnant painted signage on the parapet. There are two plaques- one between No. 185 and No. 187 (Foord's) and one between No. 179-181 (Buildings)- set within the moulded brick line that defines the lower part of the parapet.

The corner elevation (No. 185) has a small balcony with low pitched roof set above the awning. A timber framed and glazed door set opens onto the balcony.

The Jeffrey Street elevation (No. 185) is constructed of painted brick. There is a single and a pair of timber framed double hung windows at first floor level.

The forms of the two storey rear wings of each individual terrace, presented to Jeffrey Street, appear to be substantially intact in footprint. Some walls have been rendered and painted; some openings have been altered. A number of terraces have carports or ground floor extensions.

Integrity

Moderate. In form: substantially intact, with the exception of two terraces in the row having been demolished. In detail: only two original shop fronts remain; one terrace has lost its box window.

History

Historical Notes:

This land was located within the Sugar Company Estate as part of Foords Resubdivision. According the Canterbury Council Valuation records, this land was owned by Charles John Foord. In 1926 Nos 203, 205, 207 and 209 were erected (Canterbury Road was renumbered in 1931, thus these numbers were No. 175 to 181). No. 211, 213 and 215 have no listing (Nos 183-187). No. 217 (No. 189) is listed as a shop at this time.

Charles died between 1926 and 1928, after which the buildings came under the Estate of the late Charles John Foord through to 1942. The records indicate that all buildings within the Foord's building group were constructed by 1932. Additional historical sources indicate that the buildings were erected around between 1924.

Assessment of Significance Criteria

Criterion (a) - Historical Significance

Nos 175 - 189 Canterbury Road is associated with the growth of Canterbury following the planning and then opening of railway line. Built in two stages, the terraces maintain their original use as a mixed use building. Eight of the original row of ten terraces survive.

The subject site may meet the threshold for listing under this criterion.

Criterion (b) - Associational Significance

No strong or special associations specifically relating to the subject site, have been discovered as a result of the limited historical research provided for by this review.

The site is unlikely to meet the threshold for listing under this criterion.

Criterion (c) - Aesthetic, Creative or Technical Significance

The significance of the Foords Buildings has been diminished by the loss of the north-eastern section of the building (Nos. 173-175) which appears to have been demolished in c.1960.

Despite the above and the character of alterations made, the subject building continues to have landmark qualities and makes a strong contribution to the streetscape at the intersection of Canterbury Road, Jeffrey Street and Tincombe Street.

The site may meet the threshold for listing as an individual heritage item under this criterion.

Criterion (d) - Social, Cultural or Spiritual Significance

The subject item is only important to the community for amenity reasons. No strong or special association, specifically relating to the subject site, has been discovered during the preparation of this report.

The subject site does not meet the threshold for listing under

	this criterion.
Criterion (e) – Scientific/Research Significance	The subject site is a common building type from its time. It is unlikely to provide additional information not already provided by other buildings of its type.
	The subject site <u>does not</u> meet the threshold for listing under this criterion.
Criterion (f) – Rarity Significance	Federation/early Interwar period architecture is well represented on the Canterbury Heritage List. Commercial terraces in this style and in a row of this length are not well represented on the Heritage List. The ‘Foords’ ‘Buildings’ name plaques demonstrate design and detailing of special interest that are rare elements in the Canterbury streetscape.
	The site <u>does not</u> meet the threshold for listing as an individual heritage item under this criterion because of its integrity.
Criterion (g) – Representative Significance	175 – 189 Canterbury Road, Canterbury are representative of a row of transition Federation/Interwar period shop/houses.
	The site <u>may</u> meet the threshold for listing as an individual heritage item under this criterion because of its integrity.
Inclusion Guidelines Satisfied	(a), (c), (e)

Statement of Significance

The Foords Building at Nos 175-189 Canterbury Road, Canterbury, built in two phases, retains a notable and distinctive street frontage, in the transitional Federation/Interwar period style. The scale of the development reflects improvements in transport in the Canterbury area following the extension of the railway in c.1900.

Despite alteration and the loss of two terraces, the row has notable aesthetic qualities and strong streetscape and landmark value responding to the scale and horizontal emphasis of Canterbury Road during its initial period of consolidation in the early 20th Century.

The ‘Foords’ ‘Buildings’ name plaques are of special interest.

Discussion

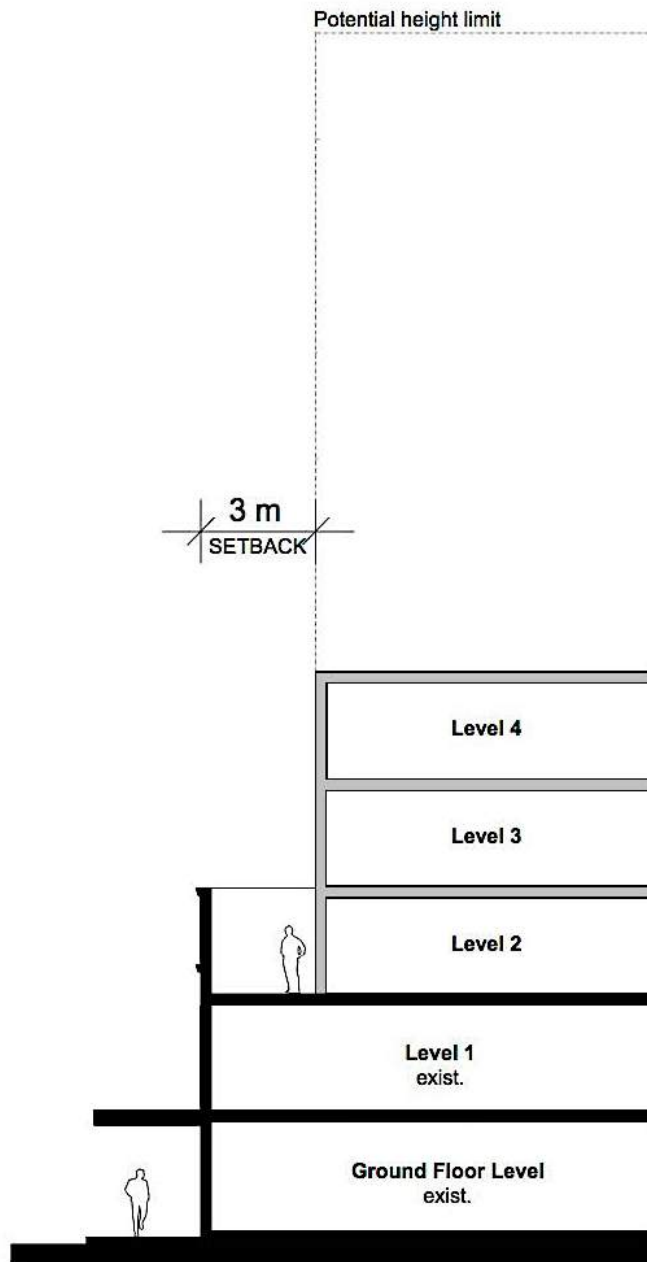
- Foord’s Buildings make an important contribution to the streetscape immediately to the north of Canterbury Station. They are on a triangular site formed by the intersection of Canterbury Road and Jeffrey Street.
- The site is located in an area anticipating a height of 9+ storeys and maintain a three metre setback from the face of the parapet . The lots containing the shops become shallower as they approach the junction of Jeffrey Street and Canterbury Road. Without major lot consolidation anticipated heights will not be realised in this area.
- The Canterbury Road elevation of the *Foord’s Buildings* should be retained and restored.

- Additional floors should be set back from the front face of the existing brick parapet by three metres to enable the original building fabric to remain the dominant element in the streetscape. The concept drawing below demonstrates how additional floor space might be added to the building without detracting from the original built form.
- Any towers set behind the shops should be centred or located on three storey podiums to form a transition between the modest shops and the towers behind.
- The existing building should not be rendered or painted, and replacement windows should be timber and in keeping with existing original fabric
- ‘Ghost’ signage may be retained and protected as they provide a form of interpretation that tells the story of the place.
- Foord’s Buildings are located on a dominant corner at a significant intersection on Canterbury Road. Each of the existing buildings on the four corner sites of the Canterbury Road, Jeffrey Street and Tincombe Street intersection has landmark qualities. Collectively the group makes a strong contribution to the streetscape and provides an opportunity to showcase how high quality contemporary additions can be introduced into a historic setting.

Recommendations

Nos 175-189 Canterbury Road, Canterbury should be listed and carefully incorporated into any plans for increased density.

Concept Drawing



Concept drawing indicating potential development above the existing shops and the impact of an increase in height to 9+ storeys.

Images



Figure 1: "Foord's" plaque on the building parapet.



Figure 2: "Buildings" plaque on the building parapet.



Figure 3: Looking south west along Canterbury Road. Subject sites are on the right of the photograph.



Figure 4: Looking toward the front elevation of the subject sites.

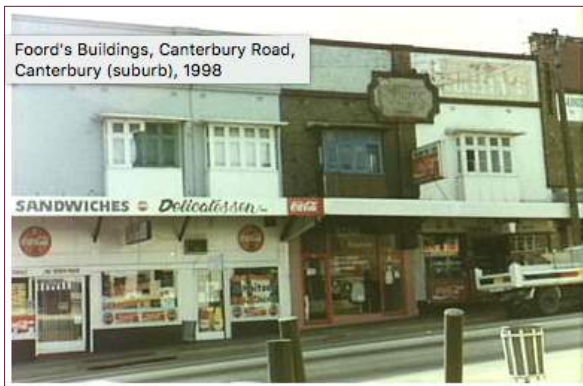


Figure 5: Foord's Building, 1998.
City of Canterbury Archives



Figure 6: Foord's Building, 1998.
City of Canterbury Archives

POTENTIAL ITEM NO. 14: NOS 4 & 6 ROBERT STREET, CANTERBURY



Nos 4 & 6 Robert Street, Canterbury

Item Details

Name of item:	4 & 6 Robert Street, Canterbury
Type of item:	Built
Group/Collection	Residence
Category:	Semi-detached residential building
Primary address:	5 & 6 Robert Street, Canterbury, NSW 2193
Local Government area:	Canterbury

Property description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
4	B		DP	440018
6	A		DP	440018

Description

Designer/Builder:	Unknown
Construction years:	c.1900-1919
Physical description:	<p>A pair of single storey semi-detached dwellings. The principal building form is constructed of face brick (red brick to the front elevation; commons to the side). The principal roof is hipped and gabled and clad in corrugated iron. There are two rendered chimneys, with brick detail, to either side, set towards the rear.</p> <p>The front elevation is symmetrical. The lower part of the wall has been rendered and painted to form a base. Each elevation comprises a rectangular project bay, lying under a street facing gable. The gable is finished in smooth and textured render forming a rising sun motif. The gables have wide timber barge boards and finals (part missing). Beneath the gable, there is a window opening with sun hood, supported by simple detailed timber brackets. The awning of No. 4 is finished in slate; No. 6 has an awning. The openings have rendered sills and fitted with a pair of casement windows with top lights. The remainder of the elevation lies under a small bull-nosed verandah, set below the gutter of the principal roof. Each verandah has a decorative timber frieze. A rendered path and stairs lead up to the verandah floor, which is also rendered. Within the verandah there is a door and a blind opening, with rendered sill. A dark brick band runs across the elevation at sill height.</p> <p>Aerial photographs show a hipped roof wing to the rear; No. 6 has a small rear addition.</p> <p>The pair are set back from the street to create small front yards. No. 4 has a low brick fence, with simple detailing and a wrought iron gate (not original). No. 6 has a wrought iron fence and gates (not original) set atop a rendered base. There are narrow paths to either side, leading into the rear yard.</p>
Integrity	High. Fencing not original.

History

Historical Notes:	<p>This property was within Moncur Gardens, Davis Estate. Canterbury Council Valuation records indicate that from 1926 to 1939, Claude William Coleman owned Nos 4 & 6 Robert Street. Both dwellings are described as "cottages", No. 4 was named "Airline" and No. 6 was named "Carleta". During this time records indicate that he resided at 16 Challis Avenue, Marrickville.</p> <p>The records indicate that No. 4 Minter Street was renamed "Mahala" in 1939 under the continued ownership of Claude William Coleman.</p>
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Assessment of Significance Criteria

Criterion (a) - Historical Significance The subject c.1900-1919 Federation style semi-detached dwellings provide evidence of the subdivision of growth of Canterbury following the opening of the railway line.

The subject site meets the threshold for listing under this criterion.

Criterion (b) - Associational Significance No strong or special associations specifically relating to the subject site, have been discovered as a result of the limited historical research provided for by this review

The site is unlikely to meet the threshold for listing under this criterion.

Criterion (c) - Aesthetic, Creative or Technical Significance The subject dwellings are good and intact examples of the Federation Style.

The subject site meets the threshold for listing under this criterion.

Criterion (d) - Social, Cultural or Spiritual Significance The subject item is only important to the community for amenity reasons. No strong or special association, specifically relating to the subject site, has been discovered during the preparation of this report.

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

Criterion (e) - Scientific/Research Significance The subject site is a common building type from its time. It has been built using standard techniques and is therefore unlikely to provide information not already readily available.

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

Criterion (f) - Rarity Significance There are only a small number of comparable semi-detached dwellings listed on the Canterbury Heritage List.

The subject site may meet the threshold for listing under this criterion.

Criterion (g) - Representative Significance The semi-detached cottages at Nos 4 & 6 Robert Street, Canterbury is representative of c.1900-1915 Federation style semi-detached residential dwellings. Externally the dwellings retain their characteristic form and setting, and make a positive contribution to the streetscape. They demonstrate a comparable level of integrity to listed examples.

The subject site meets the threshold for listing under this criterion.

Inclusion Guidelines Satisfied (A); (C); (G)

Statement of Significance

(to be written if recommendation is to list)

Discussion

- Nos 4 & 6 Robert Street are located in an area anticipating a height of 9+ storeys. The entire streetscape context in which they are located would be radically change from one to two storey individual dwellings to large high density residential towers.
- If the properties are heritage listed, and the anticipated future character of the area eventuated, this pair of single storey semi-detached dwellings would be thoroughly overwhelmed by their surroundings. Framing them with a two storey podium would make a disproportionate link with any tower set on top of the podium.

Recommendations

The subject properties should not be heritage listed.

Images



Figure 1: Looking at the front steps and entrance of the subject site.



Figure 2: Looking at the side elevation of the subject site.



Figure 3: Looking south west along Robert Street from the subject site.



Figure 4: Looking north east along Robert Street. Subject site is on the right of the photograph.

POTENTIAL ITEM NO. 15: NO. 19 ROBERT STREET, CANTERBURY



No. 19 Robert Street, Canterbury

Item Details

Name of item: 19 Robert Street
Type of item: Built
Group/Collection: Residential building
Category: House
Primary address: 19 Robert Street, Canterbury, NSW 2193
Local Government area: Canterbury

Property description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
	23	Null	DP	521945

Description

Designer/Builder: Unknown

Construction years:	Possibly c.1870s
Physical description:	A small free standing single storey cottage. The principal building form has rendered masonry walls and a pitched roof clad in concrete tiles. A short masonry chimney rises above the ridge line at either end. The end gables have scalloped timber barge boards. The front elevation lies under a narrow verandah with a separate roof (also clad in concrete tile) supported by four cast iron columns. The verandah floor is finished with modern tiles. The elevation is symmetrical, with a central door (timber panel with glazing) and a window to either side. The windows are timber framed double hung windows with six panes to each sash and a rendered sill.
	The cottage is set back from the street behind a dilapidated brick fence.
Integrity	Moderate

History

Historical Notes:	<p>The property was within the Village of Canterbury. From 1926 to 1928, Joseph Henry Pearson owned the cottage at No. 19 Robert Street, named “TheLWell” or “The Wellbury”. He is recorded as residing at No. 21 Robert Street in 1926 and moving to 17 Tincombe Street, Canterbury in 1928.</p> <p>In 1932 Joseph Henry Pearson continues to own the property. Records indicate that he is retired at this time and is residing at 28 Timcombe Street, Canterbury. He is also recorded as owning Nos 21, 23 and 17 Minter Street. No. 17 Minter Street cottage is named “Pentwyn”. Ownership of the estate is passed on to Sydney Henry Pearson in 1939.</p> <p>Canterbury Council Valuation records indicate that Mr Sydney Henry Pearson was the legal owner of the property. He is noted as owning and residing at “Wilton”, No. 21 Robert Street, Canterbury and is the recorded owner of No. 23 Robert Street.</p>
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Assessment of Significance Criteria

Criterion (a) - Historical Significance	<p>The subject dwelling is likely to pre-date the planning and opening of the railway in the late nineteenth century that lead to the opening up of Canterbury. Although altered, it is recognizably a mid to late nineteenth century dwelling.</p> <p>The subject site <u>meets</u> the threshold for listing under this criterion.</p>
Criterion (b) - Associational Significance	<p>No strong or special associations specifically relating to the subject site, have been discovered as a result of the limited historical research provided for by this review.</p>

Criterion (c) – Aesthetic, Creative or Technical Significance	<p>The site is <u>unlikely</u> to meet the threshold for listing under this criterion.</p> <p>The subject site is a common building type from its time. It has been built using standard techniques and is therefore unlikely to provide information not already readily available.</p>
Criterion (d) – Social, Cultural or Spiritual Significance	<p>The subject site <u>does not</u> meet the threshold for listing under this criterion.</p> <p>The subject item is only important to the community for amenity reasons. No strong or special association, specifically relating to the subject site, has been discovered during the preparation of this report.</p>
Criterion (e) – Scientific/Research Significance	<p>The subject site <u>does not</u> meet the threshold for listing under this criterion.</p> <p>No strong or special scientific significance relating to the subject site, have been discovered as a result of the limited research provided for by this review</p>
Criterion (f) – Rarity Significance	<p>This <u>does not</u> to meet the threshold for listing under this criterion.</p> <p>If the building does date to the early 1870s, it is rare within the area.</p>
Criterion (g) – Representative Significance	<p>The subject site <u>may meet</u> the threshold for listing under this criterion.</p> <p>Locally rare not representative. See above.</p>

Inclusion Guidelines Satisfied (A); (F); (C)

Statement of Significance

(To be written if the decision is taken to list this dwelling)

Discussion

- No. 19 Robert Street is located in an area anticipating a height of 9+ storeys. The entire streetscape context in which it is located would be radically change from one to two storey individual dwellings to large high density residential towers.
- If the property is heritage listed, and the anticipated future character of the area eventuated, this pair of single storey cottage would be thoroughly overwhelmed by its surroundings. Framing it with a two storey podium would make a disproportionate link with any tower set on top of the podium.

Recommendations

No. 19 Robert Street, Canterbury should not be heritage listed.

Images



Figure 1: Looking toward the front entrance of the subject site.



Figure 2: Looking north east along Robert Street. The subject site is on the left of the photograph.



Figure 3: Looking south west along Robert Street. The subject site is on the right of the photograph.

POTENTIAL ITEM NO. 16: NO. 11 BROUGHTON STREET, CANTERBURY



No. 11 Broughton Street, Canterbury

Item Details

Name of item:	11 Broughton Street
Type of item:	Built
Group/Collection	Residential building
Category:	House
Primary address:	11 Broughton Street, Canterbury, NSW 2193
Local Government area:	Canterbury

Property description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
	1		DP	124311

Description

Designer/Builder:	Unknown
Construction years:	1870 – 1890s
Physical description:	<p>Free standing single storey dwelling. The principal building form is constructed of face brick (red to the front; commons to the side). The roof is hipped and clad in multi-coloured tiles (not original). There are no chimneys.</p> <p>The verandah has a sandstone block base and is approached up by a central flight of stairs. The stairs and verandah have a later metal balustrade. The verandah roof, also tiled, lies below the gutter line of the main roof. It is supported by turned timber posts with corner brackets and a simply detailed timber frieze. The elevation comprises a door (with side and top lights) flanked by a window to either side. The window comprises a pair of timber framed casement windows with top lights and rendered sill. The openings are surrounded by dark contrasting brick.</p> <p>The Robert Street side wall of the principal building form extends into a narrower brick wing to the rear. The roof ends in a brick gable and is clad in tile. Windows in this wing are timber framed and metal framed.</p> <p>The dwelling is set back from Broughton Street behind a metal post and wire fence (not original). There is a timber paling fence on a brick base along the Robert Street boundary.</p>
Integrity	Moderate. Roof covering replaced; chimneys removed. Windows to the side elevation replaced. Later verandah balustrade.

History

Historical Notes	This land lies in the Davis Estate. In 1926 and 1928, Ernest Greenwood is recorded on Canterbury Council's valuation records, as owner of the property. The cottage was named "Minnesota".
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Assessment of Significance Criteria

Criterion (a) - Historical Significance	<p>The subject dwelling provides evidence of the staged subdivision of Canterbury following the opening of Canterbury Railway Station in the early 1900s. It is typical of the type and standard of dwelling constructed for the working people of Canterbury during this period. Externally, it is substantially intact.</p> <p>The site <u>meets</u> the threshold for listing under this criterion.</p>
Criterion (b) - Associational Significance	<p>No strong or special associations specifically relating to the subject site, have been discovered as a result of the limited historical research provided for by this review</p> <p>The site is <u>unlikely</u> to meet the threshold for listing under this</p>

Criterion (c) – Aesthetic, Creative or Technical Significance

criterion.

The dwelling is located on a corner block and is recognisably of the Federation period. It has, however, lost the original roof covering and the chimneys, an important element in the skyline of a Federation period dwelling.

The site may meet the threshold for listing under this criterion.

Criterion (d) – Social, Cultural or Spiritual Significance

The subject item is only important to the community for amenity reasons. No strong or special association, specifically relating to the subject site, has been discovered during the preparation of this report.

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

Criterion (e) – Scientific/Research Significance

The subject site is a common building type from its time. It has been built using standard techniques and is not likely to yield information not provided by other buildings of this period.

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

Criterion (f) – Rarity Significance

This type of dwelling is not rare. There are a number of examples already listed on the Canterbury Heritage List.

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

Criterion (g) – Representative Significance

The c.1890s – 1915 Federation style cottage at 11 Broughton Street, Canterbury is representative of a simple brick cottage. The dwelling demonstrates the principle characteristics of the style and setting; the front setback is free from intrusive elements.

The site may meet the threshold for listing under this criterion.

Inclusion Guidelines Satisfied (A); (C); (G)

Statement of Significance

(to be written if the decision is taken to list)

Discussion

- No. 11 Broughton Street is located in an area anticipating a height of 9+ storeys. The entire streetscape context in which it is located would be radically change from one to two storey individual dwellings to large high density residential towers.
- If the property is heritage listed, and the anticipated future character of the area

eventuated, this pair of single storey cottage would be thoroughly overwhelmed by its surroundings. Framing it with a two storey podium would make a disproportionate link with any tower set on top of the podium.

Recommendations

No. 11 Broughton Street, Canterbury should not be heritage listed.

Images



Figure 1: Looking at the front elevation of the subject site.



Figure 2: Looking at the rear elevation of the subject site from Robert Street.



Figure 3: Looking toward the subject site from the south eastern side of Broughton Street.



Figure 4: 11 Broughton Street, Canterbury (suburb), 1908.

City of Canterbury Archives

5.0 CONCLUSION

Of the sixteen potential items reviewed in this study seven are recommended for listing, two should retain their listing and seven do not fulfil the required criteria for listing, refer to Figures 16 and Table A below.

The criteria for inclusion follows the Guidelines set out by the Heritage Division of New South Wales in the assessment of these items, they had to impart a measure of significance in one or more of the criteria set down within the Guidelines. These criteria include; Historical, Associational, Aesthetic, Social and Technical, Rarity and Representative significance. Whilst it is not necessary to fulfil all criteria, the potential heritage items reviewed as part of this assessment all show a measure of significance within one or more of the criteria.

Consideration was given to the alterations and additions that have taken place on these potential items when assessed from a public place. Alterations to the interiors of these items were not a consideration within this review.

Modifications and alterations, including, intrusive colour schemes, cosmetic changes to detailing on the building has been considered a minor intrusion, as these changes are often reversible. Modifications, including, substantial changes such as roof additions or façade remodelling, where the style or character of the building has been considerably changed, and would appear to be irreversible when viewed from the public domain, would be reasons considered for rejection of listing the item.



Figure 16: Study Area with potential and listed sites (sites are numbered and highlighted in black). Local heritage items are highlighted in brown.

Canterbury Local Environmental Plan 2012 – Heritage Map – Sheet HER_006. Annotated by W. P.

Table A: Recommendations for potential and listed sites (sites are numbered and correlate to the study area at Figure 16)

SITE NO.	SITE ADDRESS	RECOMMEND LISTING	NOT RECOMMEND LISTING	RETAIN LISTING
No. 1	87 King Street		No. 87 King Street, Canterbury does not meet the criterion for heritage listing and therefore should not be heritage listed.	
No. 2	19 and 21 Jeffrey Street	<p>Nos 19 & 21 Jeffery Street have potential for listing as heritage items, as do Nos 15 & 17 Jeffrey Street potentially making a group of four properties.</p> <p>Should these properties be considered for listing, Council may wish to reconsider the current R4 zoning of the properties as the uses permitted within that zone (i.e. residential flat buildings) are not compatible with heritage conservation of these dwellings.</p>		
No. 3	31-33 Canterbury Road	Nos 31-33 Canterbury Road should be heritage listed.		
No. 4	35 Canterbury Road	No. 35 Canterbury Road should be heritage listed.		
No. 5	37 Canterbury Road	No. 37 Canterbury Road, Canterbury should be heritage listed.		
No. 6	39-41 Canterbury Road	Nos 39-41 Canterbury Road, Canterbury should be heritage listed.		
No. 7	59 Minter Street			No. 59 Minter Street, Canterbury should retain its local heritage listing.
No. 8	66, 68 and 70 Minter Street	Nos 66, 68 & 70 Minter Street, Canterbury should be listed.		
No. 9	174-176 Canterbury Road		Nos 174 – 176 Canterbury Road, Canterbury should not be listed.	
No.10	180-182 Canterbury Road		Nos 180 - 184 Canterbury Road, Canterbury do not meet the threshold for individual listing and should not be	

			heritage listed. However, the building façade should be retained, restored and ideally any new development above, should be setback 2-3m from the parapet .	
No. 11	206 Canterbury Road		No. 206 Canterbury Road, Canterbury should not be heritage listed.	
No. 12	208 Canterbury Road			No. 208 Canterbury Road, Canterbury should retain its local heritage listing .
No. 13	175-189 Canterbury Road	Nos 175-189 Canterbury Road, Canterbury should be listed and carefully incorporated into and plans for increased density.		
No. 14	4 & 6 Robert Street		Nos 4 & 6 Robert Street, Canterbury should not be heritage listed.	
No. 15	19 Robert Street		No. 19 Robert Street, Canterbury should not be heritage listed.	
No. 16	11 Broughton Street		No. 11 Broughton Street, Canterbury should not be heritage listed	

Annexure A

McGrath**87 King Street, Canterbury, NSW 2193**House: 3 1



Welcoming family sanctuary

Sold for \$820,000

Ideally positioned, this quintessential family home is set on a large north east to rear facing corner block and has a pleasant outlook. Its generous interiors are ready for immediate enjoyment, while holding scope for future enhancement if desired.

- A traditional floorplan features two separate living areas
- Lounge room with ornamental fireplace and French doors
- Family dining/kitchen hub with gas cooking and island bench
- Three oversized bedrooms, one with ornamental fireplace
- Vast renovated full bathroom with frameless shower screens
- Paved entertaining area, level lawn, established gardens
- Welcoming facade with sensational wraparound verandah
- High ceilings and polished floorboards throughout interiors
- Pleasant outlook towards Canterbury Park Racecourse
- Close to Ashbury border and Canterbury station, shops, parks

**McGrath Estate Agents Inner West -
Leichhardt**

280 Norton Street Leichhardt, NSW 2040



Shad Hassen
0418 700 300



Property No. 107616834

Annexure B

RICH & OLIVA**21 Jeffrey Street, Canterbury, NSW 2193**Duplex/Semi-Detached: 2 1 1



SOLD PRIOR TO AUCTION! \$810,000

Sold for \$810,000

Set on over 470 sqm of land is this elevated federation semi that has been painstakingly renovated and extended. Once inside you will discover a charming character infused semi with spacious living areas perfectly complemented by a high quality granite kitchen and European inspired bathroom leading out to the generous pergola and extremely deep rear yard. Now featuring

- Two bedrooms both with built-ins + loft/study
- Stunning Granite kitchen with European Stainless Steel appliances
- Spacious, sleek & sophisticated bathroom with double vanity
- Large lounge room with fireplace
- Generous dining area with skylights & French doors
- Private rear pergola
- Extremely deep rear yard
- Land size: 474 sqm approx
- Features: Plantation shutters, skylights and ducted & split system air conditioning.

Summary: The perfect blend of yesteryear elegance and modern features with a massive family friendly rear yard and conveniently located just moments from schools, parklands, Shops and Canterbury train station.

Inspect: Saturday & Sunday 1:00-1:45pm

Auction: 11th September 2010 @ 3:30pm

Contact: Marco Errichiello 0414 433 318
Riccardo Errichiello 0421 827 997

Rich and Oliva - Croydon Park / Burwood

129 Georges River Road Croydon Park, NSW 2133



Marco & Riccardo Errichiello

0414 433 318M 0421 827 997R



Property No. 106743357

RICH & OLIVA

21 Jeffrey Street, Canterbury, NSW 2193

Duplex/Semi-Detached: 2 1 1 1



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Australia's No.1 property site™

Property No. 106743357

Annexure C



SOLD \$772,000 - ANDREW KNOX 0425 230 650

Sold for \$772,000

SOLD \$772,000 - ANDREW KNOX 0425 230 650

THINKING OF SELLING? - ANDREW KNOX 0425 230 650

(ENTER via BLICK PARADE) Massive 208 sqm Town house/ warehouse conversion sitting on the Hurlstone Park border and lies within a masterfully built complex of only 10. This property represents a benchmark for contemporary living and has the benefits of an uplifting sense of light and privacy. The home enjoys flowing living spaces and large, relaxed entertaining spaces and is very conveniently located to train station, all public and private schools, shops and the Cooks River parklands and walking/cycle tracks.

The property features:

- Modern open wrap around kitchen with superior finishes and gas cooking
- Combined kitchen/ dining
- Three ultra-modern bathrooms
- Living room with high ceilings and an abundance of natural light
- 3 double bedrooms all with built in wardrobes
- Mezzanine style 2nd living area or office leading to a glorious sunny deck/court yard
- Timber floors throughout
- Double glazing and sound proofing
- Zoned / ducted air conditioning unit
- 3 car spaces 2 are underground security

This property will suit the busy Inner West professional looking for attractive low maintenance living and a central location close to all the natural attractions that the inner west has to offer. Levies\$780 per quarter

Richardson & Wrench - Marrickville

218 Marrickville Road Marrickville, NSW 2204



Andrew Knox
0425 230 650

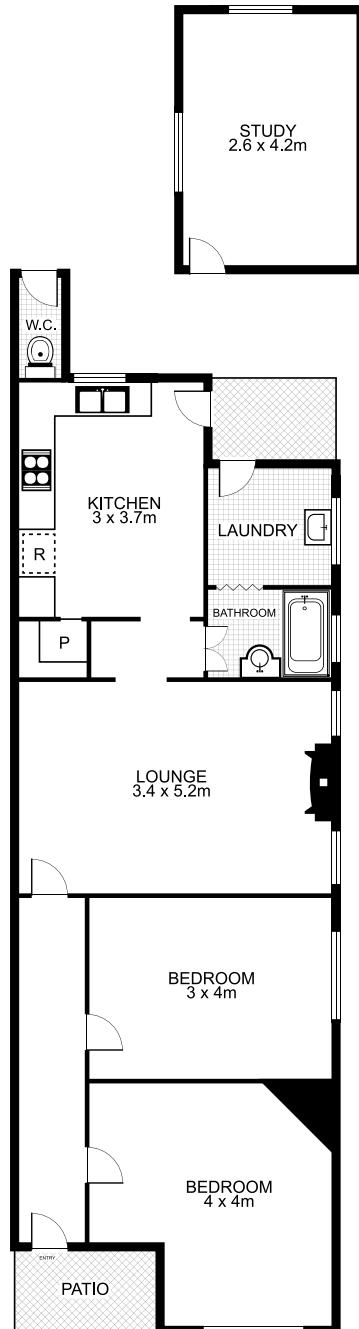


Property No. 118014027



Annexure D

6 Robert Street, CANTERBURY






This floor plan is intended as a guide only. Layout dimension are approximate only. No representation or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries.

Annexure E

djw **17,19,21,23 Robert St and 13 Broughton St, Canterbury, NSW**

House: 14 | 5 | 7




A GOLDEN OPPORTUNITY AT \$600,000 PER HOUSE NEVER TO BE
Contact Agent
A mega sized corner site in premiere location directly opposite Canterbury railway station and bus interchange are 100 metres walk away is now on offer!
Great corner site location in quiet tree lined Street nearby Canterbury railway station and bus interchange are 100 metres walk away.


First time offered in 140 years , this residentially zoned corner site comprises of 5 separate titles and 5 freestanding double fronted brick residences in sound condition most with 3 bedrooms, 7 Garages are available plus huge workshop.

Key features include:

- Total consolidated land area of 2,029.8 sqm or approx. 1/2 acres of land prominently located on corner of Robert and Broughton Streets.
- Current Residential zoning, potential to redevelop in the future subject to council DA.
- All five Brick homes have wide frontages and deep yards, two of which are Character Bungalows
- Off street Parking bay area inside accessible via 13 Broughton St driveway and behind the four Robert St homes to 6 garages/workshop. Additional separate Garage belonging to 23 Robert St can be accessed directly off Broughton Street
- Rare acquisition of large Residential holding to be sold in one line/possible development potential.
- Great location opposite Canterbury Railway Station and 100m to Bus Interchange/shops
- Suit Professional Investor, Superfund Investment, Family trust holding or developers with vision
- Quick sale anticipated

DJW Property - Sylvania Waters
Shop 7/217 Belgrave Esplanade Sylvania Waters, NSW 2224

 02 9544 9688

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Australia's No.1 property site*

Property No. 110787619



17,19,21,23 Robert St and 13 Broughton St, Canterbury, NSW

House: 14 5 7

No floorplan available



Property No. 110787619

Annexure F



17,19,21,23 Robert St and 13 Broughton St, Canterbury, NSW 2193

Contact Agent
Sold Tue 10-Jul-12

