HERITAGE ASSESSMENT REPORT

"Ashley Villa"

34 BELMORE STREET, ENMORE NSW



For

MARRICKVILLE COUNCIL

JANUARY 2016

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1.0 INTRODUCTION & BACKGROUND INFORMATION

1.1. THE BRIEF

This heritage assessment report has been prepared on behalf of Marrickville Council to undertake a thorough independent heritage assessment of the property at 34 Belmore Street, Enmore, currently the subject of an Interim Heritage Order.

1.2. APPROACH AND METHODOLOGY

The methodology used in this Heritage Assessment report is in accordance with the principles and definitions set out in the Australia ICOMOS Burra Charter 2013 and its Practice Notes, and the guidelines of the NSW Heritage Division, Office of Environment & Heritage (OEH) for heritage assessments.

1.3. LIMITATIONS

The site was visited by staff of Paul Davies Pty Ltd on 3 December 2015 and photos of the site taken from the public domain in Belmore Street and Belmore Lane. The property was not entered.

The historical development of the property has been thoroughly researched from a mix of primary (Sands Directory, Lands Titles) and secondary sources.

1.4. AUTHOR IDENTIFICATION

This report was prepared by Paul Davies Pty Ltd, Architects and Heritage Consultants, 180 Darling St Balmain NSW 2041.

This report was authored by Chery Kemp, Heritage Specialist with historical research undertaken and history written by Nicholas Jackson, Historian Sub-consultant.

1.5. DEFINITIONS

For the purposes of this report

Local refers to Marrickville Council area; and

State refers to New South Wales.

The following definitions used in this report and are from *Article 1: Definitions* of The Burra Charter 2013, the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance.

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric, setting, use, associations*, *meanings,* records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the *place* including elements, fixtures, contents and objects.

Conservation means all the processes of looking after a *place* so as to retain its cultural significance.

Maintenance means the continuous protective care of a *place* and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Adaptation means changing a *place* to suit the existing *use* or a proposed use.

Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Related place means a *place* that contributes to the *cultural significance* of another place.

Related object means an object that contributes to the *cultural significance* of a *place* but is not at the place.

Associations mean the connections that exist between people and a *place*.

Meanings denote what a *place* signifies, indicates, evokes or expresses to people.

Interpretation means all the ways of presenting the *cultural significance* of a *place*.

1.6. SITE LOCATION

The real property description of the property at 34 Belmore Road, Enmore is Lot 4, DP136. The site is located on the southern side of Belmore Road, with a rear boundary to Belmore Lane.



Figure 1: Map of the location of 34 Belmore Street Enmore (site shaded yellow, outlined in red) Source: NSW Land & Property Information Six Maps



Figure 2: Recent satellite view of 34 Belmore Street, Enmore (shaded yellow, outlined in red) Source: NSW Land & Property Information Six Maps

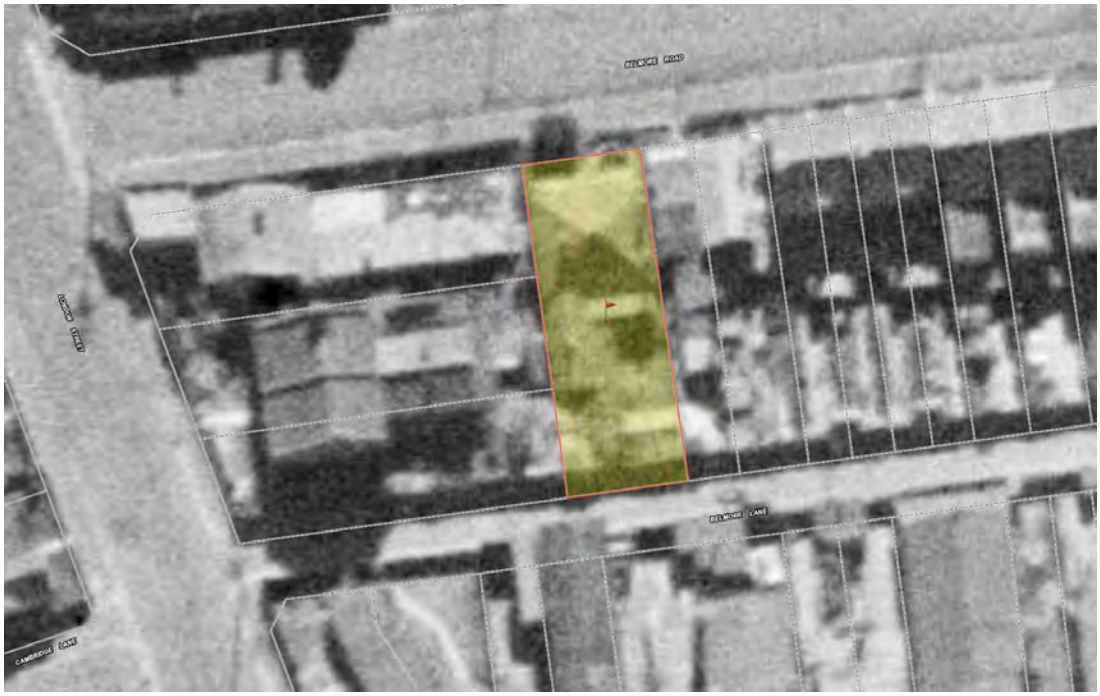


Figure 3: 1943 aerial photo of 34 Belmore Street, Enmore (shaded yellow, outlined in red), showing the current house on the site at this time. Source: NSW Land & Property Information Six Maps

1.7. STATUTORY LISTINGS AND CONTROLS

NSW Heritage Act 1977

The property at 34 Belmore Street Enmore is not listed on the State Heritage Register (SHR).

The property at 34 Belmore Street Enmore is subject to an Interim Heritage Order (IHO) under the NSW Heritage Act which was resolved on at the Marrickville Council meeting of 20 October 2015.

Marrickville Local Environmental Plan (LEP) 2011

The property at 34 Belmore Street Enmore is not heritage listed in the Marrickville LEP 2011. The property backs onto Belmore Lane, which forms a boundary to Heritage Conservation Area C2 listed in the Marrickville LEP 2011, so the property is adjacent to but outside the boundary of this Heritage Conservation Area. The property is not in the vicinity of any heritage items listed in the Marrickville LEP 2011. Figure 4 below shows the relationship of the property to Heritage Conservation Area C2 and LEP listed heritage items in the area.



Figure 4: Extract of Marrickville LEP 2011 Heritage Map 003, showing the location of No. 34 Belmore Street (indicated with blue arrow) adjacent to Heritage Conservation Area C2 and not in the vicinity of any heritage items.

1.8. NON-STATUTORY LISTINGS

No National Trust listings have been noted for the subject property or nearby buildings.

1.9. PLANNING CONTROLS

Under the Marrickville LEP 2011 the site at 34 Belmore Street Enmore (indicated with blue arrow) is zoned R2 Low Density Residential, however adjacent sites to the west fronting London Street are zoned R1 General Residential, as shown on the map in Figure 5 below. Sites to the south along Enmore Road are zoned B2 Local Centre (coloured blue).

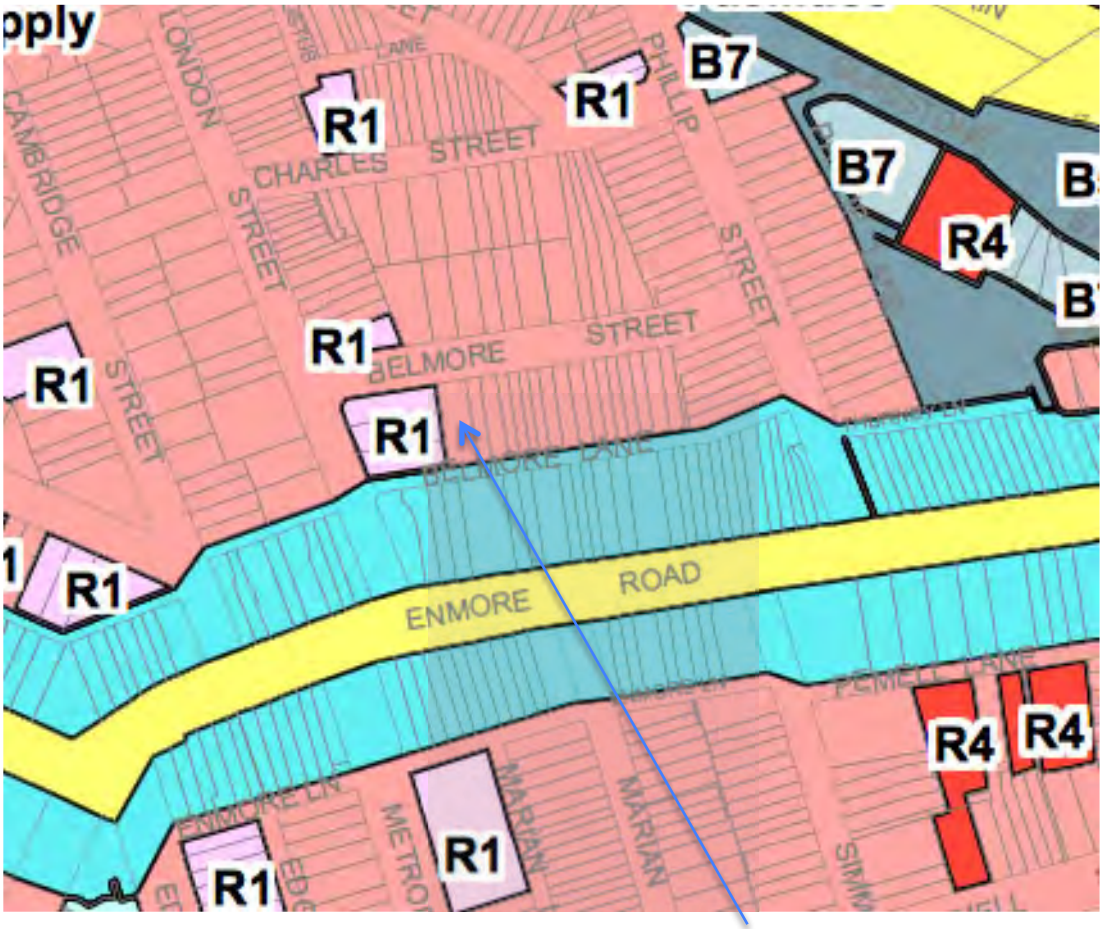


Figure 5: Extract of Marrickville LEP 2011 Zoning Map 003 showing the site at 34 Belmore Street Enmore zoned R2 Low Density Residential

The allowable Maximum Floor Space Ratio (FSR) for the site at 34 Belmore Street Enmore is category "F" on the Marrickville LEP 2011 FSR map 003, which is 0.60:1.

The allowable Maximum Building Height (in metres) for the site under the Marrickville LEP 2011 shown on the Height of Buildings Map 003 is category "J" which is 9.5m. Note the Dictionary to the Marrickville LEP 2011 contains the following definition in relation to building height:

> ***building height*** (or ***height of building***) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

The maximum allowable building height of 9.5m therefore allows for a 2-storey residential building.

2.0 HISTORICAL OUTLINE

2.1. EARLY HISTORY OF ENMORE

The original residents of Marrickville were the Cadigal people, who lived in the area for more than 40,000 years. The Cadigal were a clan of the Darug people and spoke the coastal Eora language. Other clans of the area included the Wangal, the Kameygal and the Bediagal. Aboriginal artefacts found around Cooks River and Alexandra Canal area indicate at least 7,000 years of occupation.[1]

The origins of settlement of Enmore and neighbouring Newtown date back to the 1790s with the making of land grants to colonial officials and emancipists. Most of Enmore/Newtown is located within the handful of large grants made to Thomas Rowley (Kingston Farm, 240 acres), William Bligh (Copenhagen, 240s acres), and Nicholas Devine (Burren Farm, 210 acres in total). However, along the southern length of present day King Street and Enmore Road a number of grants were made to emancipists. In accordance with government policy of the day, these were small acreage farms of between 20 and 30 acres intended to supply the colony with food. The beneficiaries were both emancipists and former solders.

Belmore Street is located within the area of the 20 acres granted to Jane Codd in September 1796 by Governor Hunter.[2] Codd had arrived in the penal colony in July 1791 aboard the Mary Ann, which was part of the Third Fleet. She had been sentenced to a term of seven years' transportation.

Codd's grant was unusual in respect it was to a woman, and to its very irregular northern boundary. By 1800 she had four acres planted with maize, possessed some pigs and goats, and had no need for government support from the stores.[3] By 1801 an additional three acres had been cleared, but the acreage under cultivation had reduced and she was down to her last pig.[4] In October 1801 Codd sold the grant to merchant Robert Campbell.[5] By 1808 Codd was living with Edward Edwards on his grant of 150 acres at Toongabbie[6], and was with Edwards in 1822.[7] Codd seems to have died in 1823 at the age of 60.[8] Edwards was a former private in the NSW Corps and had arrived in colony in 1792 aboard the convict ship Royal Admiral. In 1794 he received a grant of 30 acres in the area of present day St Peter's,[9] which became part of Thomas Smyth's extensive land holding there.[10] After the death of Smyth, his farms (at St Peters and Tempe) were purchased in 1805 by Robert Campbell.

Robert Campbell senior (1769-1846) was a merchant who had come free to the colony in 1800 and established the mercantile house of Campbell & Co with a wharf and warehouse at

[1] Information from http://www.marrickville.nsw.gov.au/en/library/history-services/our-local-history/
[2] Ryan, RJ (ed.), Land Grants 1788-1809, Australian Documents Library, 1974 (Ryan 1974)
[3] Settlers' Muster Book 1800, entry AA061 in Baxter, CJ (ed.), Musters and Lists, New South Wales and Norfolk Island, 1800-1802, Australian Biographical and Genealogical Record, Sydney, 1988
[4] 'King's List's 1801, entry BD061 in Baxter, CJ (ed.), General Muster and Land and Stock Muster of New South Wales, 1822, Australian Biographical and Genealogical Record, Sydney, 1988 (Baxter 1988a)
[5] Recited in Primary Application No. 2194
[6] Advertisement, Sydney Gazette, 12/6/1808, p.2
[7] General Muster of New South Wales 1822, entry A04128 in Baxter 1988a
[8] NSW Birth Death and Marriage Indexes - registered as Jane Edwards
[9] Ryan 1974
[10] Advertisement, Sydney Gazette, 3/3/1805, p.1

present day west Circular Quay. Campbell also had business interests in the livestock trade and in 1803 had purchased Canterbury Farm for that purpose.[11]

Commencing in 1835 Campbell subdivided and sold his land holding at St Peters and Tempe, and from 1840 Campbell commenced the subdivision and sale of Canterbury Farm. In 1839 Codd's grant at Enmore was subdivided and the western half (within which Belmore Street is located) was purchased by David Jones.[12] By a survey of 1845 it seems either Campbell or Jones had erected a hut.[13]



Figure 6: Detail from Burrowes survey of the parish of Petersham, dated 1840. Circled is Jane Codd's grant of 20 acres of 1796.
Source: State Library of New South Wales (M2 811.182/1840)

[11] Madden, Brian and Lesley Muir, Canterbury Farm: 200 Years, Canterbury and District Historical Society, 1993
[12] Old System Conveyance Book O No. 773
[13] Sydney Suburban Subdivision Plans N6/136

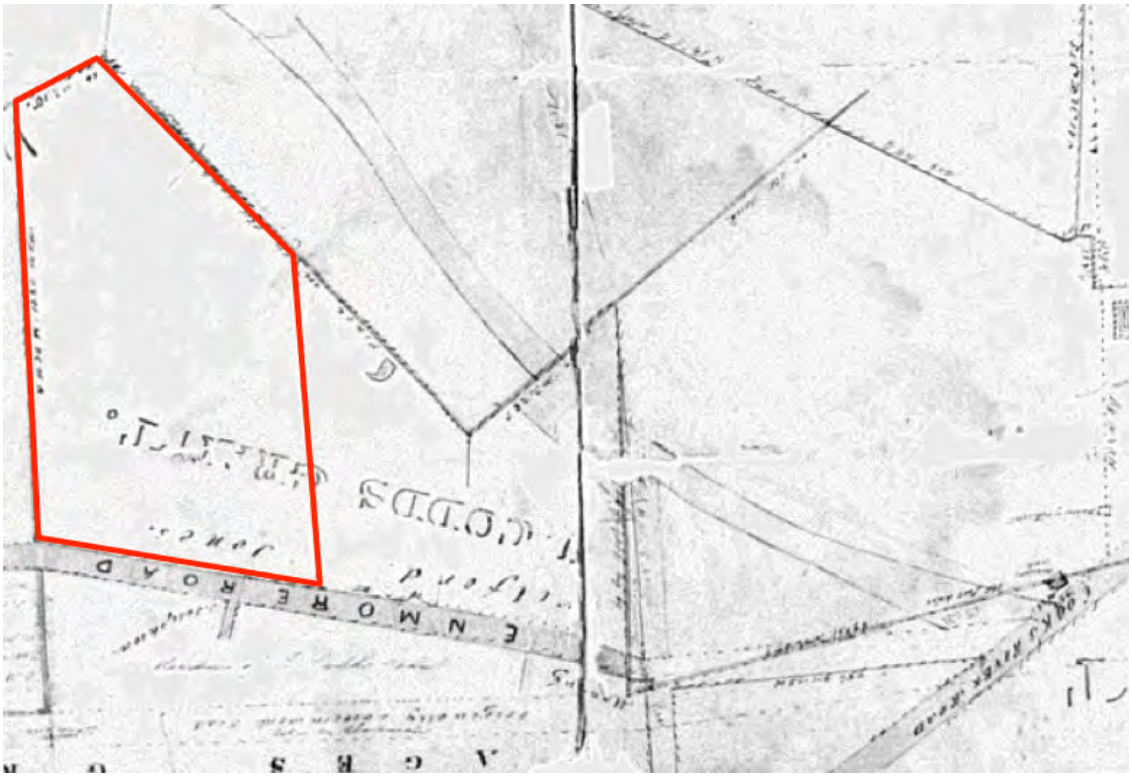


Figure 7: Detail from a survey of the district of Petersham dated 1845. Highlighted is the boundary of David Jones' portion of Codd's grant as subdivided by Robert Campbell in 1839. The survey possibly depicted a hut (the dot beside the T of grant)
Source: State Library of New South Wales (N6/136)

2.2. HENRY PHILLIPS' "ASHLEY"

In September 1854 Jones sold the 10½ acres of Codd's grant to Henry Phillips.[14] The background of Henry Phillips (1803-1891) is not known. However, he was in the colony by 1838 when he married Mary Weller at Liverpool,[15] and while he invariably described himself as a gentleman (i.e. of independent means), he was an accountant.[16] At his new Enmore property he established a dairy, which he named "Ashley".[17]

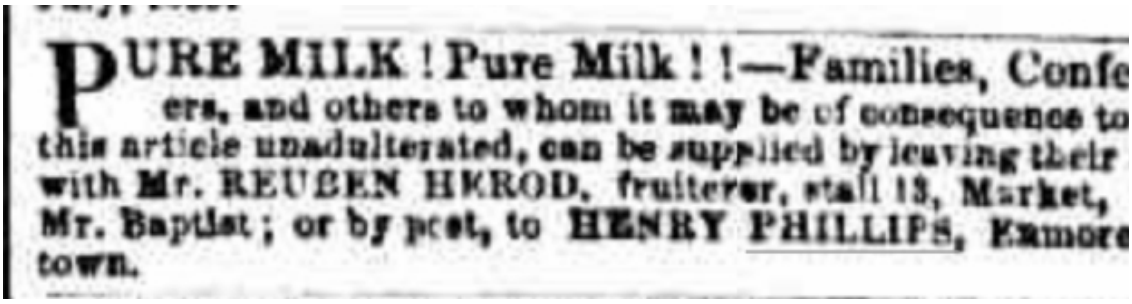

PURE MILK ! Pure Milk ! !—Families, Confe
ers, and others to whom it may be of consequence to
this article unadulterated, can be supplied by leaving their
with Mr. REUBEN HERROD, fruiterer, stall 13, Market,
Mr. Baptist; or by post, to HENRY PHILLIPS, Enmore
town.

Figure 8: Newspaper advertisement of 1855 for milk sourced from Henry Phillips' dairy at Enmore.
Source: Sydney Morning Herald, 20/8/1855, p.8

[14] Old System Conveyance Book 30 No. 948
[15] Marriages, Sydney Monitor, 5/2/1838, p.3
[16] Sands' Directory entries throughout the 1860s
[17] Sands' Directory 1858

The timing of the land purchase probably related to the opening of the first railway station at Newtown[18], which was located at the end of Station Street (a little distance to the east of Ashley) between the years 1855 and 1878. The coming of the railway to Newtown opened up a new potential market for milk following the suburban land releases of Kingston and Camperdown, and ready access by rail to the city market. By the time of the land surveys in the 1870s and 1880s, the dwelling and agricultural outbuildings of Ashley were located at the corner of London Street and Charles Street (since demolished and replaced by 1960s flats).

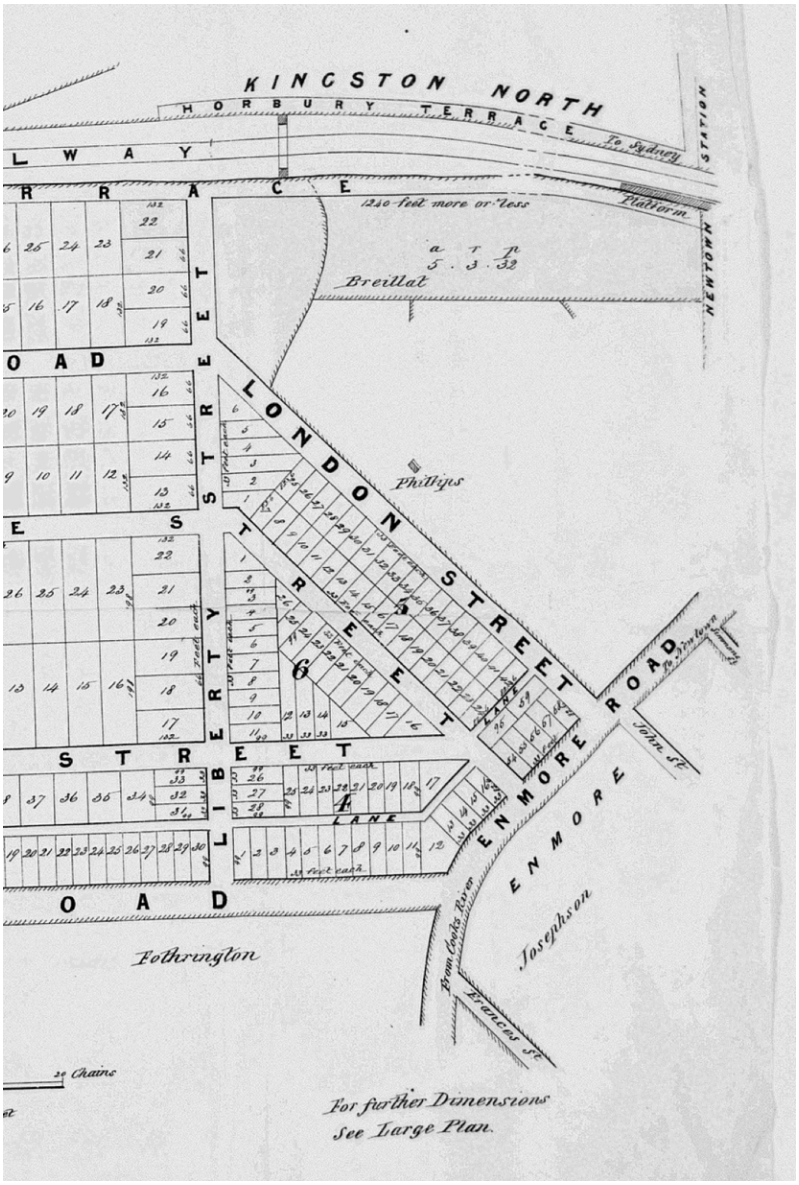


Figure 9: Detail from the plan of subdivision of the South Kingston estate showing Phillips' dwelling, and the first Newtown railway station. Not dated, but about 1857. Presumably, it was this type of suburban development that Phillips hoped to service with his milk.
Source: State Library of New South Wales (N6/124)

[18] The proposed station location in Station Street was widely known by late 1854 as it was referred to in property sale notices (i.e. Sydney Morning Herald, 13/11/1854, p.9)

2.3. ASHLEY ESTATE

Phillips' dairy seems to have operated only until the late 1850s, and over the 1860s he undertook accountancy work.[19] Subdivision of the dairy into small suburban blocks came in the 1870s. The first land sale was in 1871 (in Deposited Plan 72) and it removed the Enmore Road frontage. From that date London Street became the address of Ashley.[20]

In 1876 the greater part of the property was subdivided in Deposited Plan 136. The subdivision formed Augustus Street, Charles Street, Phillips Street, and Belmore Street. A laneway (Belmore Lane) had been formed in the first subdivision (Deposited Plan 72) and it was intended probably to service development along Enmore Road. The average size of the allotments was 13 perches (328.8 m2). The allotment of No. 34 Belmore Street was formed in this subdivision (Lot 4). From that date Charles Street became the address of Ashley.[21] Phillips seems to have returned to England about 1878 (he died in London in 1891), and the house was let by the new owner.[22]

Many of the allotments of the Ashley Estate sale of 1876 were bought by the purveyor of sheet music and musical instruments William Henry Paling (1825-1895).[23] Paling was actively involved in land speculation, and he later re-subdivided his portion of the Ashley Estate sale of 1876 in 1882 (Deposited Plan 861). These blocks fronted Augustus Street. The re-subdivision created narrower building blocks with a reduced land area more suited to terraces than cottages (from 15 perches (379.4 m2) to 8½ perches (215 m2)). Paling acquired also Ashley house and grounds[24], which he subdivided in Deposited Plan 1236. The same happened (by a different speculator) with the blocks at the south-east corner of the estate and extending along Belmore Street, which were re-subdivided in 1880 in Deposited Plan 558. In that instance the lot area was reduced from 13¼ perches (335.1 m2) to 6½ perches (164.4 m2), and this is discernible today by the terrace at No. 28 Belmore Street. These re-subdivisions occurred after the Newtown railway station was relocated to its current location, and about the time (December 1881) the government tram service to Marrickville via Enmore Road commenced operation.

[19] *Sands' Directory*

[20] *Sands' Directory 1873*

[21] *Sands' Directory 1877*

[22] Advertisement, *Sydney Morning Herald*, 7/6/1879, p.16

[23] Torrens Dealing 59719,

[24] Torrens Dealing 79387

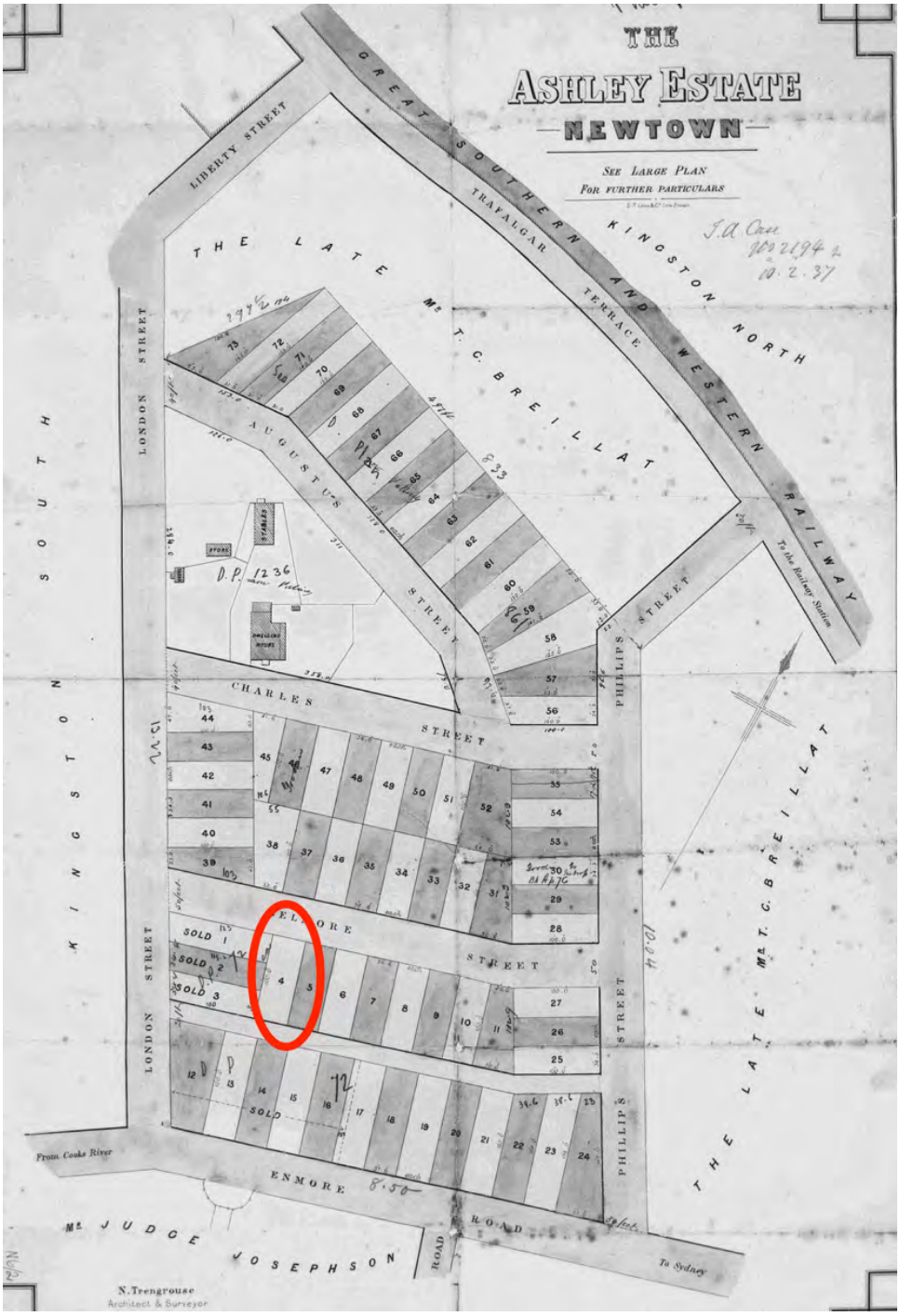


Figure 10: Plan of subdivision of the Ashley Estate. Circled is Lot 4 (No. 34 Belmore Street). Not dated, but 1876.
Source: State Library of New South Wales (N6/2)

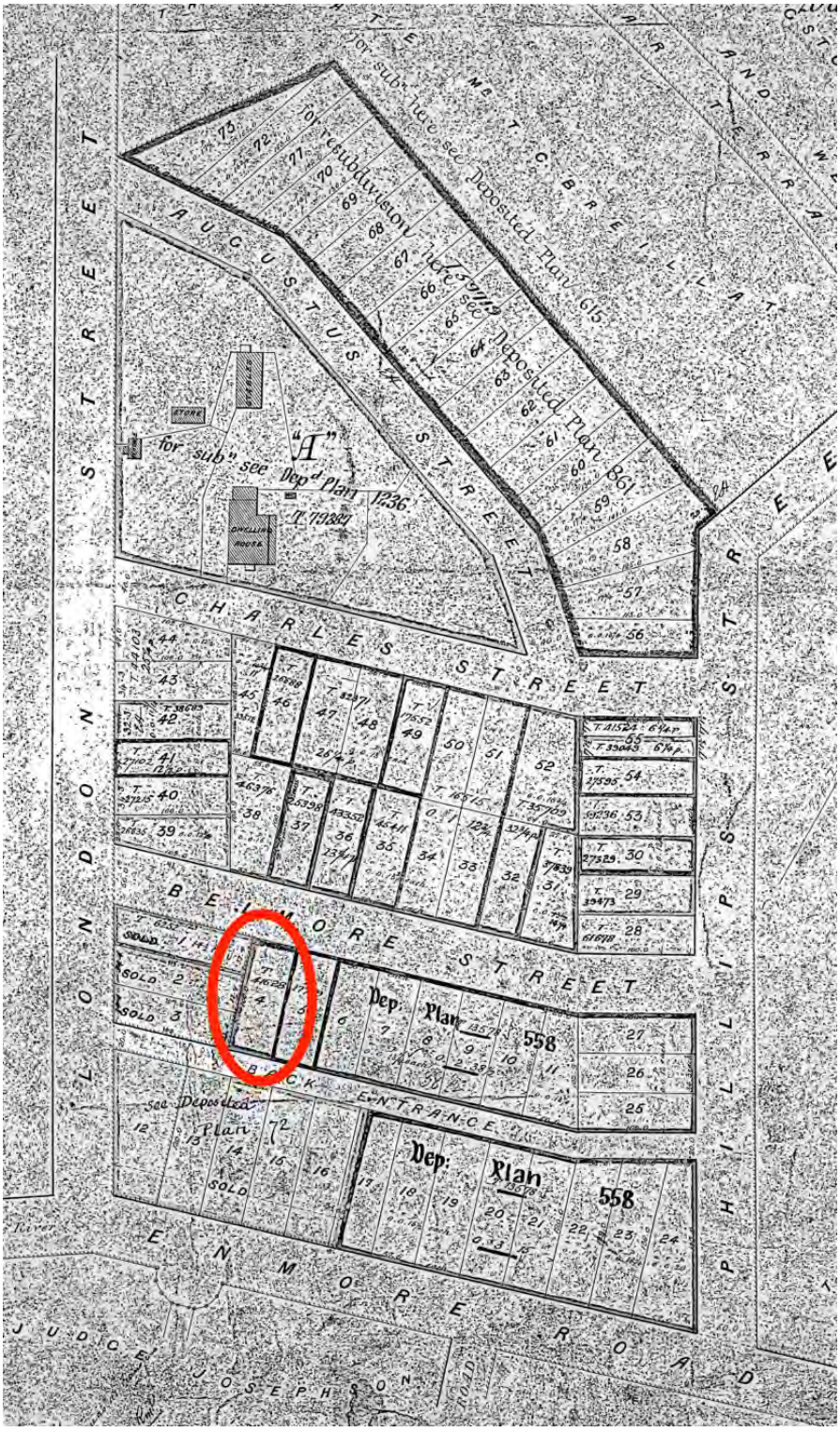


Figure 11: The registered plan of subdivision (Deposited Plan 136) of the Ashley Estate dated 1876. Circled is Lot 4 (No. 34 Belmore Street), and noted are the locations of later re-subdivisions (DP558, DP861, and DP 1236)
Source: NSW Land and Property Information



Figure 12: Newtown Sheet No. 8 of the Lands Department's detail series of surveys of metropolitan Sydney, dated 1896. The development within the Ashley Estate is shaded blue, and circled is No. 34 Belmore Street.
Source: State Library of New South Wales (Z M Series 4 811.17/1)

2.4. “ASHLEY VILLA”, 34 BELMORE STREET

The current allotment of No.34 Belmore Street was formed in the 1876 subdivision of the Ashley Estate (Lot 4 in Deposited Plan 136). The allotment was purchased in July 1880 by Richard Thomas Buist.[25] Immediately prior to the purchase, Buist was living nearby in London Street.[26] The purchase occurred after the Newtown railway station was relocated to its current location.

By the rate valuation of Enmore Ward of Newtown Municipality for 1880 the timber cottage standing at No. 34 Belmore Street was under construction (assessor noted 'wood house in erection').[27] By the assessment of 1881 Buist was occupying the house, and it was one of five dwellings in Belmore Street.[28] Confusingly, Buist named his new home Ashley Villa,[29] while the original Ashley (by then Ashley Lodge) was still standing in Charles Street.[30] Indeed, the two Ashleys possibly addressed each other when there was no intervening development.

Richard Thomas Buist (1824-1886) was a pianoforte tuner by profession. His father was David Buist (1805-1876), the founder of the firm D Buist and Son, pianoforte makers and tuners. The firm commenced business about 1852 from premises in Bridge Street and relocated to George Street in 1858. Another son, William David (1830-1893), became a partner about 1864 and from that time the company developed as a seller of pianos and other musical instruments.[31] William David Buist's son, Thomas (1867-1934), was the owner of a piano warehouse in Newcastle that serviced the Hunter region from about 1905.[32]

Richard Buist appears to have owned other properties in the area, as in 1885 he advertised “to let” another property he owned in Phillip Street, Enmore,[33] and in December 1886 his wife advertised a property in London Street as “To let”.[34]

Buist died at “Ashley Villa” in 1886.[35] After this the house was occupied by his widow, Esther Annie, until her death in 1905.[36] In 1888, Esther married George Stratford[37] (and he died in 1894 at “Ashley Villa”).[38]

The Buists had no children, and following the death of Mrs Stratford (formerly Buist) “Ashley Villa” passed to Florence Emma Ponder, wife of Charles Emile in 1905.[39] Mrs Ponder (nee

[25] Torrens Dealing 41625

[26] Municipality of Newtown rate valuation of Enmore Ward 1880, entry 266, San

[27] Municipality of Newtown rate valuation of Enmore Ward 1881, entry 292

[28] Municipality of Newtown rate valuation of Enmore Ward 1881, entry 315

[29] Municipality of Newtown rate valuation of Enmore Ward 1882, entry 353; *Sands' Directory* 1882

[30] See separate entries for Belmore Street and Charles Street in *Sands' Directory*

[31] Neidorf, Prue, 'A guide to dating music published in Sydney and Melbourne, 1809-1899', University of Wollongong Thesis, 1999

[32] 'Messrs T Buist & Co. Ltd', *Newcastle Morning Herald*, 12/12/1905, p.7

[33] To Let notice, Sydney Morning Herald, 10 October 1885, p.25

[34] To let notice, Sydney Morning Herald, 9 December 1886 p.3

[35] Deaths, *Sydney Morning Herald,* 24/5/1886, p.1

[36] Deaths, *Sydney Morning Herald*, 20/2/1905, p.6

[37] Marriages, *Sydney Morning Herald,* 18/9/1888, p.1

[38] Deaths, *Sydney Morning Herald,* 26/5/1894, p.1

[39] Torrens Dealing 17177

Peers and married 1879) was Richard Thomas Buist's niece.[40] Charles Emile (1855-1929) was of French descent and the only son of Joseph J Ponder (died in Sydney in 1857 when Charles was a child).

Charles Emile was a resident of Noumea at the time of his marriage in 1879, but nothing further about him has been determined. Charles Ponder died at Ashley Villa in 1929,[41] and his widow remained there until about 1933.[42]

Following the death of Mrs Ponder in 1934,[43] Ashley Villa passed to the only surviving child, Florence Irene (d.1976), wife of George Alfred Wilson (1886-1968), although the change in ownership was not registered until 1951.[44] Between 1933 and 1960 the house was tenanted as the Wilsons lived in Roseville.

Between 1960 and 1985 the property was owned by Vincenzo Gioria (1920-1997) and wife Jolanda Violetta (1920-1983). The couple had migrated from Italy in 1950 in the company of their two children.[45] The couple appear to have occupied the property.[46]

2.5. SUMMARY

The weatherboard house “Ashley Villa” at 34 Belmore Street, Enmore was built in 1880 on a site created in the 1876 subdivision of the Ashley Estate (Lot 4 in Deposited Plan 136), which remains the Lot and DP of the site. The house was built as the residence for Richard Thomas Buist (1824-1886), a pianoforte tuner by profession, who was the son of David Buist (1805-1876), founder of the firm D. Buist and Son, pianoforte makers and tuners of Sydney. Richard Buist was also the owner of other houses in London Street and Phillip Street Enmore in the 1880s. “Ashley Villa” was one of the first five dwellings constructed in Belmore Street. Richard Thomas Buist lived in the house with his wife Esther Annie, until his decease in 1886 at the age of 63.[47]

After the death of Richard Buist the house remained in the ownership of, first, the widow and her second husband George Stratford[48] and subsequently the descendants of family members of Richard Thomas Buist (through a niece) from 1886 till 1960, and was occupied by the family members till 1933, then rented out between 1933 and 1960.

After 1960 the property was sold to Vincenzo Gioria (1920-1997) and wife Jolanda Violetta (1920-1983), who had migrated from Italy in 1950, and they occupied the property till their decease.

[40] Marriages, *Sydney Morning Herald*, 7/11/1879, p.1

[41] Deaths, *Sydney Morning Herald,* 13/12/1929, p.12

[42] *Sands' Directory*

[43] Deaths, *Sydney Morning Herald,* 26/7/1934, p.8

[44] Torrens Dealing F531617

[45] National Archives of Australia - SeriesA12022, Items 768-771

[46] Death notice of Mrs Gioria (*Sydney Morning Herald*, 4/4/1983) stated late of Enmore.

[47] Death and funeral notices, *The Sydney Mail and NSW Advertiser* 29 May 1886 p.1140 death notice;

[48] Marriage notice, Stratford-Buist, *The Sydney Mail and NSW Advertiser*, 29 September 1888 p.686 and Marriages, *Sydney Morning Herald,* 18/9/1888, p.1

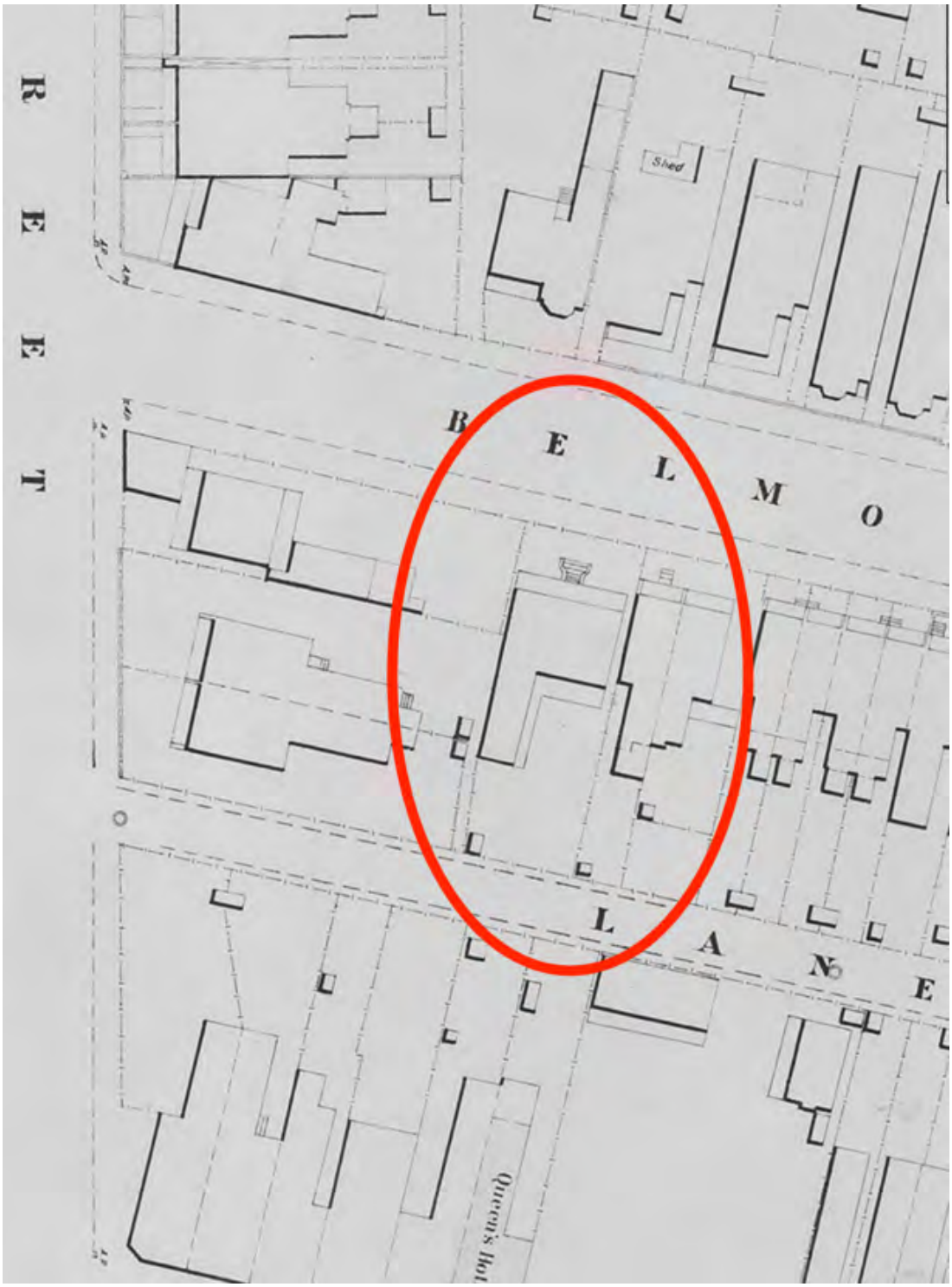


Figure 13: Detail from Newtown Sheet No. 8 of the Lands Department's detail series of surveys of metropolitan Sydney, dated 1896. Circled is No. 34 Belmore Street with the original footprint of the house with its rear service wing, front and rear verandahs, flight of steps at front, and brick WC beside the rear laneway.
Source: State Library of New South Wales (Z M Series 4 811.17/1)

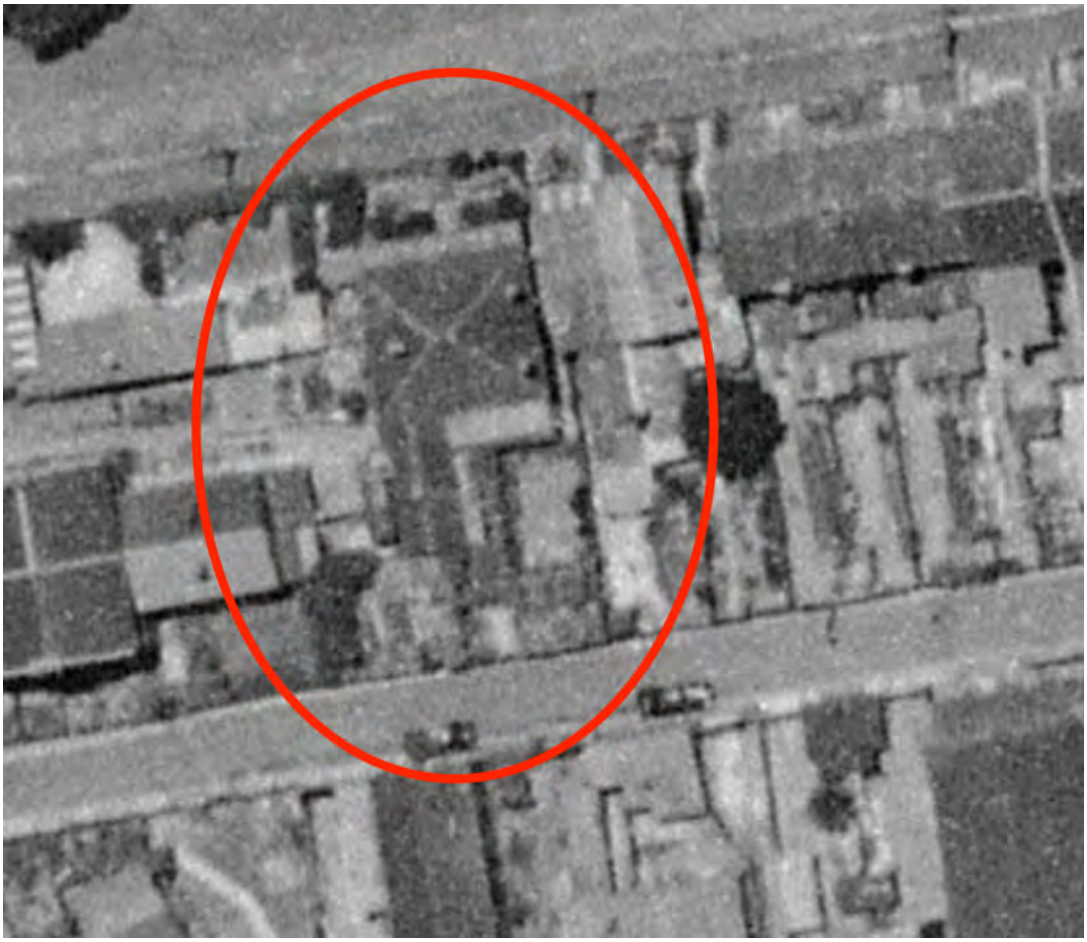


Figure 14: Detail from the City of Sydney series of aerial photographs of inner Sydney, dated 1948. Circled is No. 34 Belmore Street with the footprint of the house with its rear service wing, verandahs, chimneys, defunct brick WC, and possibly rear garage.
Source: NSW Land and Property Information

3.0 PHYSICAL DESCRIPTION

The house “Ashley Villa” at 34 Belmore Street, Enmore is a single storey weatherboard freestanding house with a steeply pitched hipped corrugated steel roof with three rendered brick chimneys (two on the eastern side as shown in the 1949 aerial photo, Figure 14 above). The house features a front verandah with a corrugated steel convex curved hipped roof carried on decorative cast iron posts, and with decorative cast iron balustrading. The façade (north elevation) facing Belmore Street is symmetrical, with a central timber panelled front door (with glazing to the top two panels) and fanlight above, flanked by timber-framed double-hung windows. The centrally placed masonry front steps leading up to the front verandah and front door are flanked by low rendered brick walls with simple Victorian period detailing. The front fence is a simple timber picket fence on a brick base.

The house is setback from the street and features a small front garden with extensive vegetation including a tall bangalow palm tree.

The house is built to face Belmore Street to the north with its rear boundary to Belmore Lane. The rear fence is a modern timber lap and cap fence with timber lattice above, with a roller door in the fence near a (pre-1943) gable roofed rear timber wing of the building on the western side.

The 1943 and 1949 aerial photos (see Figures 3 and 14 above) reveal that the gable roofed rear western wing of the house originally had a rear verandah beside it to the east. It is clear from comparison of the 1943 and 1949 aerial photo and a modern satellite view (see Figure 2 above) that there are post-1943 rear extensions to the east of this gable roofed wing.

The rear gable roofed wing on the western side, while of pre-1949 construction (and possibly original at its northern end) has been extended towards the rear: the point of the extension is visible on the western wall of this wing (see Figure 22 below).

It is clear from comparison of the 1940s aerial photos with the modern satellite view that the extensive vegetation on the site, both at the front and the rear, is post 1949. The rear garden now contains tall trees including a eucalyptus tree, none of which are evident in the 1940s aerial photos.

Rear outbuildings on the site evident in the 1896 Lands Department detail survey (Figure 13 above) and in the 1940s aerial photos (Figures 3 and 14 above) have evidently been demolished.



Figure 15: The front (north elevation) of the house at 34 Belmore Street, Enmore, as seen from the opposite side Belmore Street.



Figure 16: Detail of the front (north) elevation of the house at 34 Belmore Street, Enmore, as seen from Belmore Street. Cast iron verandah posts and balustrade and verandah roof can be seen.



Figure 17: (Left) Detail of centrally placed front door, fanlight, cast iron verandah columns, front steps, taken from Belmore Street



Figure 18: View from Belmore Street looking west, showing the heavily vegetated front garden of No. 34 Belmore Street with its tall bangalow palm (at right).



Figure 19: Western elevation of the house from Belmore Street. One of the chimneys, and the gable roofed rear wing, and eucalyptus tree in the rear garden are seen in this view



Figure 20: Detail of western elevation of the main hipped roofed section of the house, with chimney. Note timber-framed double hung window with vertical glazing bar to each sash.



Figure 21: View of the western elevation of the house and the gable roofed rear wing from Belmore Lane at the rear. The tall bangalow palm tree in the front garden can be seen in this view.



Figure 22: Detail of the western elevation of the house and the gable roofed rear wing from Belmore Lane at the rear. The point at which the pre-1949 extension of this wing starts is arrowed.



Figure 23: View of the rear garden from the Belmore Lane to the east of the site. The eastern chimney to the main roof is just visible at right.



Figure 24: View from Belmore Lane to the east. All three tall rendered brick chimneys to the main hipped roofed section of the house can be seen in this view. The garages (centre and right) belong respectively to properties at Nos. 32 and 30 Belmore Street. The roller door at far left is the vehicle access to No. 34 Belmore Street.



Figure 25: Detail view from Belmore Lane to the east, showing the main roof with all three chimneys, and rear shed structure.



Figure 26: View west down Belmore Lane showing (at right) trees at the rear of properties.

4.0 COMPARATIVE ANALYSIS

Note that as the heritage significance of the house at 34 Belmore Street Enmore has been assessed as "local" (see Section 5 below) this comparative analysis has been confined to the Marrickville Council area.

There are only six timber or weatherboard houses which are currently heritage listed in the Marrickville LEP 2011 (one of these – 44 Barden St, Tempe - of State heritage significance and listed on the SHR). These houses are listed in Table 1 below with their dates of construction (some estimates). The subject house at 34 Belmore Street has been inserted for reference at the beginning of Table 1.

The heritage listed weatherboard or timber houses in Marrickville Council area date from the 1840s to 1910. There is no other timber or weatherboard house in this list which dates to 1880 or close to 1880 (the nearest in date is the 1896 quarryman's cottage in Tempe). The house at 34 Belmore Street Enmore has features which clearly indicate its construction period (for example the iron lace balustrade and columns to the front verandah) and is in detail unlike any other timber or weatherboard heritage listed house in the Marrickville Council area.

It is acknowledged, however, that the various heritage conservation areas within Marrickville Council area will include other weatherboard or timber houses not mentioned in this comparative analysis, however these will be rare (mainly due to the many stone quarries and brickworks operating in the area in the late 19th and early 20th centuries).

Table 1: Heritage listed timber or weatherboard houses within the Marrickville Council area

Suburb	Address	Description of item	Date of construction	Significance	Heritage Item No. in the LEP
Enmore	34 Belmore Street	Weatherboard cottage	1880	Local (as assessed in this report)	Under IHO



Figure 27: North (Front) elevation of 1880 Victorian Filigree style weatherboard cottage at 34 Belmore Street, Enmore
Source: Photo taken by Paul Davies Pty Ltd for this report

Suburb	Address	Description of item	Date of construction	Significance	Heritage Item No. in the LEP
Dulwich Hill	122 Victoria Street	Timber Federation Period House	Circa 1910	Local	I26



Figure 28: Weatherboard house circa 1910 at 122 Victoria Street, Dulwich Hill Source: Google Streetview

Lewisham	11 & 13 Old Canterbury Road	Pair of Victorian weatherboard cottages including interiors	Circa 1860	Local	I58



Figure 29: Circa 1860 Weatherboard cottages at 11 & 13 Old Canterbury Road, Lewisham Source: Google Streetview

Suburb	Address	Description of item	Date of construction	Significance	Heritage Item No. in the LEP
Marrickville	11 Hilltop Avenue	Benson's Quarry House – weatherboard cottage on sandstone foundations, associated with Benson's Quarry	1896	Local	I88



Figure 30: West (Front) of the 1896 weatherboard Benson's Quarry cottage, with evidence of it's missing front verandah. Source: State Heritage Inventory form

Petersham	2 York Crescent	Victorian Georgian weatherboard cottage on a sandstone base, evidence of development of circa 1857 "Wardellville Estate".	1868	Local	I232



Figure 31: 1868 weatherboard cottage at 2 York Crescent, Petersham Source: State Heritage Inventory form

Suburb	Address	Description of item	Date of construction	Significance	Heritage Item No. in the LEP
Tempe	44 Barden Street	Split timber slab cottage with she oak shingles beneath corrugated steel roof. May relate to A.B.Sparke's 1940s "Village of Tempe" subdivision.	Circa 1840	State	SHR No. 01412 LEP Heritage Item No. I294



Figure 32: Circa 1940 Timber slab cottage at 44 Barden Street, Tempe. Source: State heritage inventory form

Note that a circa 1850s weatherboard cottage (identified in the original 1996 Fox & Associates Marrickville Heritage Study), which stood at 128 Wardell Road, Dulwich Hill, and which was historically associated with the Favells market gardens (predating the suburban subdivision of the area), was demolished in 2001 following a fire in 1998.

5.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1. CRITERIA FOR ASSESSING CULTURAL HERITAGE SIGNIFICANCE IN NSW

The NSW Heritage Manual (1996, amended 2001) sets out the basis for assessment of the heritage significance of an item, place or site by evaluating its significance in reference to specific criteria. These criteria can be applied at national, state or local levels of significance.

The criteria used are:

Criterion (a) Historical significance

The item is important in the course of, or pattern of New South Wales' cultural or natural history

Criterion (b) Historical significance (association)

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history

Criterion (c) Aesthetic significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in New South Wales

Criterion (d) Social significance

An item has strong or special association with a particular community or cultural group in New South Wales for social, cultural or spiritual reasons

Criterion (e) Research potential

An item has potential to yield information that will contribute to the understanding of New South Wales' cultural or natural history

Criterion (f) Rarity

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history

Criterion (g) Representativeness

An item is important in demonstrating the principal characteristics of a class of New South Wales' cultural or natural places; or cultural or natural environments.

5.2. DETAILED ASSESSMENT OF HERITAGE SIGNIFICANCE

Criterion (a) HISTORICAL SIGNIFICANCE

The house "Ashley Villa" is of local historical significance as a house built in 1880 on the original 1876 suburban subdivision the Ashley Estate and retains the original allotment size and boundaries from that subdivision (Lot 4 in Deposited Plan 136). The house "Ashley Villa" is representative of the original residential development of the Ashley Estate subdivision of 1876, and its original occupants, as the original family owned and occupied the property from its construction in 1880 till 1933, subsequently renting out the house from 1933-1960 before finally selling. The house therefore remained in the ownership of the one family for 80 years from 1880 until 1960, and in the occupation of that family for the first 53 years of that time period.

Criterion (b) HISTORICAL SIGNIFICANCE (ASSOCIATION)

The history in this report identifies the original property owner/occupier as Richard Thomas Buist, a pianoforte tuner and local property owner (who owned at least two other properties in Enmore), however Richard Buist is not a significant historical figure in the history of Marrickville Council area. There is therefore no historical associational significance with prominent persons, and this criterion does not apply.

Criterion (c) AESTHETIC/TECHNICAL SIGNIFICANCE

The house is a representative example of a weatherboard Victorian Filigree style freestanding house, which is remarkably intact externally (reflecting the long history of the house in one family ownership). The house reflects it's architectural style and period of construction in its simple symmetrical form with high pitched hipped corrugated steel roof with three tall rendered brick chimneys, separate hipped convex curved corrugated steel front verandah roof carried on decorative cast iron columns and with an iron lace verandah balustrade, timber panelled front door with fanlight and with timber framed double hung windows either side. The front steps are flanked by low rendered brick walls.

Criterion (d) SOCIAL SIGNIFICANCE

Not relevant.

Criterion (e) RESEARCH POTENTIAL

Not relevant.

Criterion (f) RARITY

As demonstrated in the Comparative Analysis in this report, the house is rare as an 1880 Victorian Filigree style weatherboard dwelling in the Marrickville Council area.

Criterion (g) REPRESENTATIVENESS

The house is a representative Victorian Filigree style weatherboard house, a rare type of dwelling in the Marrickville Council area.

INTEGRITY

The house and its site are remarkably intact. The site represents the allotment of the 1876 Ashley Estate subdivision without any re-subdivision. The house is little altered externally due to its long ownership by the original family. The front verandah is missing its decorative cast iron brackets frieze but retains decorative cast iron columns and decorative cast iron balustrade, typical of the 1880 construction period.

5.3. SUMMARY STATEMENT OF SIGNIFICANCE

The house “Ashley Villa” is of local historical significance as a house built in 1880 on the original 1876 suburban subdivision the Ashley Estate and retains the original allotment size and boundaries from that subdivision (Lot 4 in Deposited Plan 136). The house “Ashley Villa” is representative of the original residential development of the Ashley Estate subdivision of 1876, and its original occupants, as the original family owned and occupied the property from its construction in 1880 till 1933, subsequently renting out the house from 1933-1960 before finally selling. The house therefore remained in the ownership of the one family for 80 years from 1880 until 1960, and in the occupation of that family for the first 53 years of that time period.

The house is a representative example of a weatherboard Victorian Filigree style freestanding house, which is remarkably intact externally (reflecting the long history of the house in one family ownership 1880-1860). The house reflects it’s architectural style and period of construction in its simple symmetrical form with high pitched hipped corrugated steel roof with three tall rendered brick chimneys, separate hipped convex curved corrugated steel front verandah roof carried on decorative cast iron columns and with an iron lace verandah balustrade, timber panelled front door with fanlight and with timber framed double hung windows either side. The front steps are flanked by low rendered brick walls.

The house is rare as an 1880 Victorian Filigree style weatherboard dwelling within the Marrickville Council area.

6.0 RECOMMENDATIONS

6.1. COUNCIL ACTIONS

- The heritage listing of the building and site at No. 34 Belmore Street, Enmore (Lot 4 DP 136) in the Marrickville Local Environmental Plan 2011 as a heritage item of local significance is recommended.

6.2. POLICY RECOMMENDATIONS WITH REGARD TO FUTURE PROPOSALS FOR THE SITE

- Do not allow subdivision, as the allotment is of historical significance as an unchanged allotment of the original 1876 Ashley Estate subdivision
- A sympathetically designed 2-storey rear addition to the house is achievable without adverse impact on the heritage significance of the house, providing the main front portion of the house including the main hipped roof form, chimneys and front verandah remain intact
- Prior to any rear extension of the house being undertaken the rear of the site - including outbuildings and the rear of the house - should be archivally photographically recorded.
- As demonstrated by the 1940s aerial photographs of the site in this report, the trees on the site are late 20th century (post-1943) plantings. As the trees do not have heritage significance, the affects of any future proposals on the trees should be assessed on environmental, not heritage, grounds.

APPENDIX 1:

34 BELMORE STREET ENMORE:
PROPERTY OWNERS 1880-1985 SOURCED FROM NSW LAND & PROPERTY INFORMATION AUTO FOLIO 4/136

Year	Owner
1796	15th September CROWN GRANT Parish of Petersham 20 acres Jane Codd
1801	30th October Bargain and Sale 20 acres From: Jane Codd To: Robert Campbell
1839	30th September BOOK O NO. 773 Lease and Release 10 acres 1 roods 22 perches From: Robert Campbell To: David Jones
1854	1st September BOOK 30 NO. 948 Conveyance 10 acres 1 roods 22 perches From: David Jones To: Henry Phillips
1868	8th December PRIMARY APPLICATION 2194 Henry Phillips
1871	9th June CERTIFICATE OF TITLE Vol. 121 Fol. 165 10 acres 2 roods 37 perches Henry Phillips, Sydney, gentleman
1871	Subdivision of part in Deposited Plan 72
1876	Subdivision in Deposited Plan 136
1876	9th May CERTIFICATE OF TITLE Vol. 255 Fol. 147 Area in Deposited Plan 136 Henry Phillips, Sydney, gentleman
1880	8th July Dealing 41625 Transfer of Lot 4 Richard Thomas Buist
1880	5th August CERTIFICATE OF TITLE Vol. 503 Fol. 201 Lot 4 in Deposited Plan 136 13 ¼ perches Richard Thomas Buist, Enmore, pianoforte tuner
1905	24th August Dealing 17177 Transfer Florence Emma Ponder, wife of Charles Ponder, Enmore
1951	13th September Dealing F531617 Transfer George Alfred Wilson, Roseville, business consultant
1960	8th September Dealing H602066 Transfer Vincent Gioria, Surry Hills, labourer, and wife Lola

Year	Owner
1984	7th August Dealing V336843 Transfer by notice of death Vincent Gioria
1985	24th January CERTIFICATE OF TITLE Vol. 15297 Fol. 231 Lot 4 in Deposited Plan 136 335 m2 Vincent Gioria
1985	1st February Dealing V476283 Transfer Peter Julian Foley and Carolyn Mary Page
Dealings in Auto Folio 4/136 not searched	