

PLANNING PROPOSAL AND SUPPORTING ROBERTSON AND HINDMARSH HERITAGE ASSESSEMENT



INNER WEST COUNCIL

Planning Proposal

73 & 73A The Boulevarde, Dulwich Hill

September 2018

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Planning Proposal

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INTRODUCTION

This Planning Proposal has been prepared by the Inner West Council to explain the intent of and justification for an amendment to *Marrickville Local Environmental Plan 2011* (MLEP 2011) to list 73 and 73A The Boulevarde, Dulwich Hill, as items of environmental heritage on Schedule 5.

The heritage significance of 73 The Boulevarde, Dulwich Hill was investigated in response to the imminent threat associated with a development application (DA) to demolish a house and construct a four storey residential flat building. Council undertook a preliminary heritage assessment, which concluded it was likely, on further inquiry or investigation, to be found to be of local heritage significance. An Interim Heritage Order (IHO) was Gazetted on 23 March 2018 to protect the property, while the heritage assessment was being undertaken. Council engaged a heritage consultant (Robertson & Hindmarsh) to provide an expert heritage assessment. The heritage assessment report established that the house at 73, as well as the adjoining house at 73A The Boulevarde, Dulwich Hill, meets the NSW Office of Environment and Heritage's criteria for local heritage significance and recommended both properties being heritage listed. On the 28 August 2018 the proposed Planning Proposal was required to be considered by the Inner West Local Planning Panel (Panel) to advise Council, who supported the listing. On the same day the matter was considered by Council at which it was resolved to proceed with this Planning Proposal.

This Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (the Act) and the Department of Planning and Environment's documents '*A guide to preparing planning proposals*' and '*A guide to preparing local environmental plans*'.

BACKGROUND

A DA (DA201800049) was lodged with Council, to demolish the house and existing improvements at 73 The Boulevarde, Dulwich Hill and to construct a 4 storey residential flat building with basement parking, on 5 February 2018. The adjoining neighbour at 73A The Boulevarde, Dulwich Hill objected to the proposal and included in their submission a heritage assessment prepared by Sue Rosen Associates, which they had commissioned. This heritage assessment considered 73 and 73A The Boulevarde, Dulwich Hill to have a high degree of local historical significance and recommended that the individual heritage status of 73 and 73A The Boulevarde be reassessed with a view to their entry onto Schedule 5 of the Inner West Council's relevant local environment plan, as local heritage items. Also given the consistency of the identified qualities of The Boulevarde between 73A and 104 The Boulevarde and Eltham Street, to the nearby Lewisham Conservation Area, this heritage assessment recommended that consideration be given to the inclusion of the area in the heritage conservation area (HCA). The owner of 73A The Boulevarde, Dulwich Hill informed Council that they supported their property being heritage listed and included in a HCA.

In response to the imminent threat associated with the DA and the potential heritage significance, Council undertook a preliminary heritage assessment. The preliminary heritage assessment concluded it was likely, on further inquiry or investigation, to be found to be of local heritage significance. It also concluded that without imposing an IHO, Council cannot protect 73 The Boulevarde, Dulwich Hill from demolition, which could be demolished under a Complying Development Certificate. Accordingly, it recommended imposing an IHO to ensure the house was

protected, while further research was carried out on the heritage significance of the property. A recommendation was made to the General Manager for an IHO to be placed on the property and this was Gazetted on 23 March 2018. A copy of the Gazetted IHO is included as **ATTACHMENT 1** to this Planning Proposal.

Under the terms of the IHO, it lapsed six months from the date that it was made (by 23 September 2018), unless Council passed a resolution to place the item on the heritage schedule of the MLEP 2011.

Council engaged a heritage consultant (Robertson & Hindmarsh) to provide an expert heritage assessment, included as **ATTACHMENT 2** to this Planning Proposal. The heritage assessment report established that the house at 73, as well as the adjoining house at 73A The Boulevarde, Dulwich Hill, meets the NSW Office of Environment and Heritage's criteria for local heritage significance and recommends both properties being heritage listed.

The affected owner (the proponent of the DA at 73 The Boulevarde, Dulwich Hill) made an appeal to the Land and Environment Court (Court) against the making of an IHO by Council. The Commissioner's judgment determined that the dwelling is likely, on further inquiry or investigation, to be found to be of local heritage significance and therefore that the IHO should remain. Accordingly, the Court ordered that the appeal be dismissed. The Commissioner's judgement can be viewed at the following link:

<https://www.caselaw.nsw.gov.au/decision/5b624595e4b0b9ab4020e4bf>

In response to matters raised in the heritage assessments prepared by the consultants for the DA Applicant, forming part of the Land and Environment Court proceedings, the expert heritage consultant Council engaged (Robertson & Hindmarsh) also provided a further letter, providing further documentary evidence and refutes contentions from these heritage assessments, included as **ATTACHMENT 3**.

The Planning Proposal was required to be referred to Council's Panel for advice to Council in accordance with the Local Planning Panel Direction – Planning Proposals, and was reported to the 28 August 2018 Meeting, on the same day before the Council Meeting. The proponent's heritage consultant prepared heritage comments and spoke on the matter, as did Council's planning officer and Council's heritage advisor. The unanimous decision of the Panel was that:

The Panel supports the listing of 73 and 73A The Boulevarde, Dulwich Hill, as items of Environmental Heritage on Schedule 5 of Marrickville Local Environmental Plan 2011 as proposed in the Council's assessment report.

The reasons for the Panel's decision are listed below:

The Panel accepts the findings and recommendations in Council's planning proposal assessment report. In addition the Panel:

- (i) Notes that the mission interior is found in other heritage listed homes which suggest that it is worthy of being listed.*
- (ii) Notes that the other examples in the report of Mr Stephen Davies are not from the interwar period.*
- (iii) Notes that the other examples in the report of Mr Stephen Davies are not in the local area which suggests that the mission interior is rare in the local area.*

The report and minutes of the Panel are included as **ATTACHMENT 4** to this Planning Proposal.

The matter was reported to the 28 August 2018 Council Meeting, at which it was resolved:

THAT Council:

Consider the advice from the Inner West Local Planning Panel in relation to 73 and 73A The Boulevarde, Dulwich Hill. Subject to Council's consideration of this advice:

- a) resolve to include 73 The Boulevarde, Dulwich Hill (Lot 1 DP 301656) in Schedule 5 of the Marrickville Local Environmental Plan 2011 as a local item of environmental heritage. The listing is to include the interiors of the intact rooms, including the inglenook;
- b) resolve to include 73A The Boulevarde, Dulwich Hill (Lot X DP 411590) in Schedule 5 of the Marrickville Local Environmental Plan 2011 as a local item of environmental heritage. The listing is to include the front garden, path & fence, the exterior of the front section of the house (in front of the first floor addition); and the interior of the front section of the house (including the interiors of the intact rooms, including the ceilings and fireplaces);
- c) submit the planning proposal and the advice of the Inner West Local Planning Panel to the Minister for Planning for a Gateway determination to include Nos. 73 and 73A The Boulevarde, Dulwich Hill as items of environmental heritage in Schedule 5 of the Marrickville Local Environmental Plan 2011, in accordance with Section 3.34 of the Environmental Planning & Assessment Act 1979;
- d) requests that delegated plan making functions be granted in relation to the planning proposal; and
- e) publicly exhibit the planning proposal following a Gateway determination being issued.

The report and minutes of the Council are included as **ATTACHMENT 5** to this Planning Proposal.

SITE DESCRIPTION

Site Location and Description

The sites that the Planning Proposal relates to are 73 The Boulevarde, Dulwich Hill (Lot 1 DP 301656), having a site area of 662 m², and 73A The Boulevarde, Dulwich Hill (Lot X DP 411590), having a site area of 621 m². The sites are located on the eastern side of The Boulevarde between Eltham Street to the north-east and Pigott Street to the south-west.

No. 73 The Boulevarde contains a part 1, part 2 storey dwelling house setback substantially from the street (approximately 10m) in which there is a large Norfolk Pine tree. A carport is located in front of the building line. There is a narrow driveway along the southern side of the dwelling connecting to a rear garage. The rear yard also includes a pergola at the back of the house, paved area, and a swimming pool.

73A The Boulevarde contains a part 1, part 2 storey dwelling house, setback approximately 5m from the front boundary. There is a driveway along the northern side of the dwelling connecting to a rear garage with roof deck. The rear yard also includes a pergolas at the back of the house, lawn area and a swimming pool.

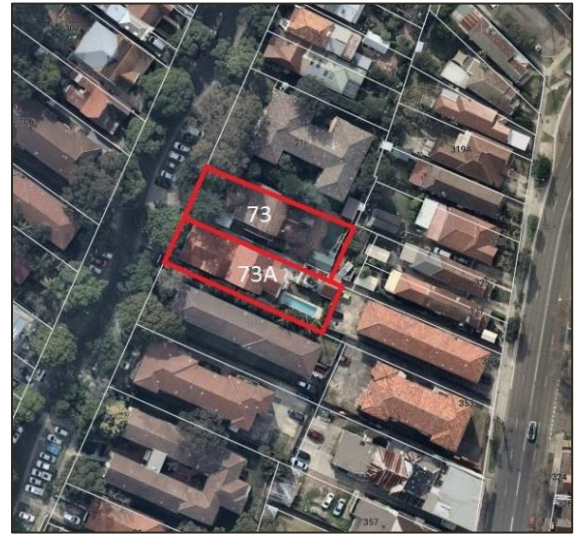


Fig. 1 & 2 – Cadastre and aerial location maps for 73 & 73A The Boulevard, Dulwich Hill



Fig. 3 – Photograph of 73 The Boulevard, Dulwich Hill



Fig. 4 – Photograph of 73A The Boulevard

Adjacent and surrounding development

To the north-east of the sites at 71 The Boulevard, there is a face brick three storey residential flat building (RFB) above semi-basement car parking. This site contains mature trees along the approximately 9m front setback, as well as the side setback adjoining the subject site.

To the south-west of the sites at 75 The Boulevard, there is a face brick four storey RFB, with three storeys housing above one storey of ground level car parking.

To the east (rear) of the sites addressed to New Canterbury Road are a mix of dwelling houses heading to the north-east along New Canterbury Road and RFBs heading south-west along New Canterbury Road.

To the west of the sites, across The Boulevard, are a mix of dwelling houses and RFBs.

The broader streetscape of this section of The Boulevard includes wide landscaped footpaths containing mature trees, as well as hard stand car spaces on the deep verges moving from one side to the other, created by an altered street configuration that meanders from side to side. The housing is a mix of one and two storey dwelling houses and two to four storey RFBs, with dwelling houses predominant to the north-east and RFBs predominant to the south-west.



Fig. 5 – Photograph of the RFB to the north-east (71 The Boulevard, Dulwich Hill)



Fig. 6 – Photograph of the RFB to the south-west (75 The Boulevard, Dulwich Hill)



Fig. 7 – Photograph of the mix of dwelling houses and RFBs to the east (rear)



Fig. 8 – Photograph of the mix of dwelling houses and RFBs west of The Boulevard



Fig. 9 – Photograph of the broader The Boulevardde streetscape

Current Planning Controls

Both properties are currently zoned R1 General Residential under the MLEP 2011 Land Zoning Map and are designated as Code N, which equates to a maximum building height of 14m, under the MLEP 2011 Height of Buildings Map. Under the MLEP 2011 Floor Space Ratio (FSR) Map the properties are designated as Code F, which equates to a maximum 0.6:1 FSR. However, under Clause 4.4 (2A) a variable FSR applies for dwelling houses, being 0.5:1 for each of the subject properties, as they have greater than 400 m² area. Also, under Clause 4.4 (2B), a maximum 0.85:1 FSR is allowed for RFBs. Under the MLEP 2011 Heritage Map there are no heritage items or heritage conservation area (HCA) close to the properties. However, the Lewisham Estate HCA (labelled C26) is located to the north and south, the Hoskins Park and Environs (Dulwich Hill) HCA (labelled C36) is located to the west and the Dulwich Hill Commercial Precinct HCA (labelled C28) is located to the south.

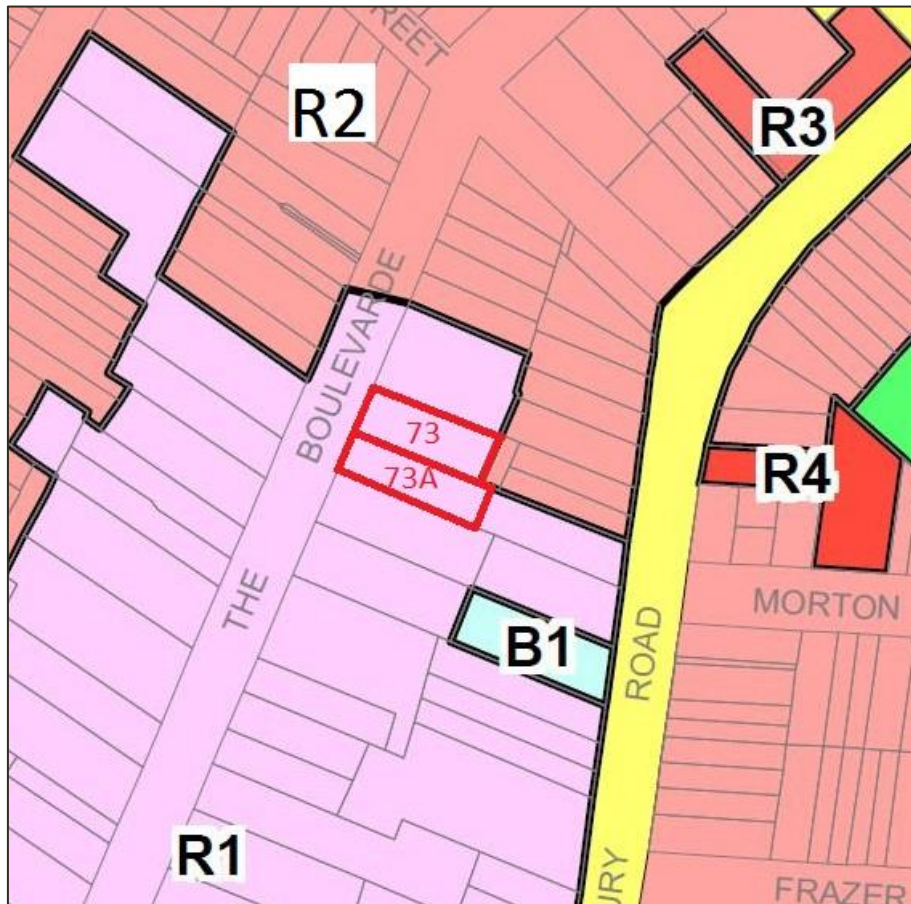


Fig. 10 – MLEP 2011 Zoning Map



Fig. 11 – MLEP 2011 Height of Buildings Map

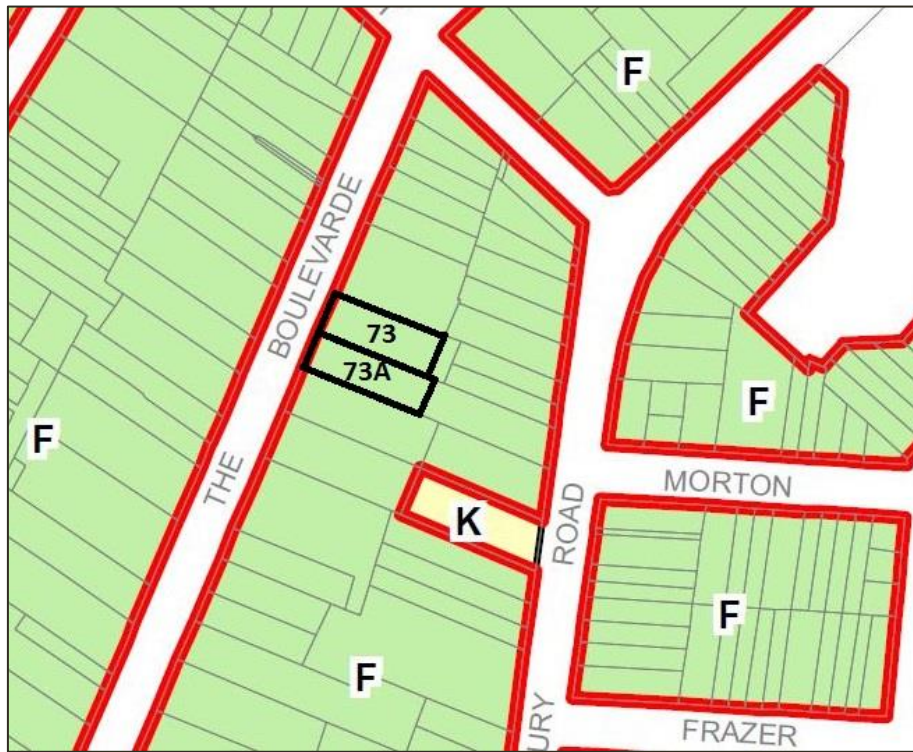


Fig. 12 – MLEP 2011 FSR Map

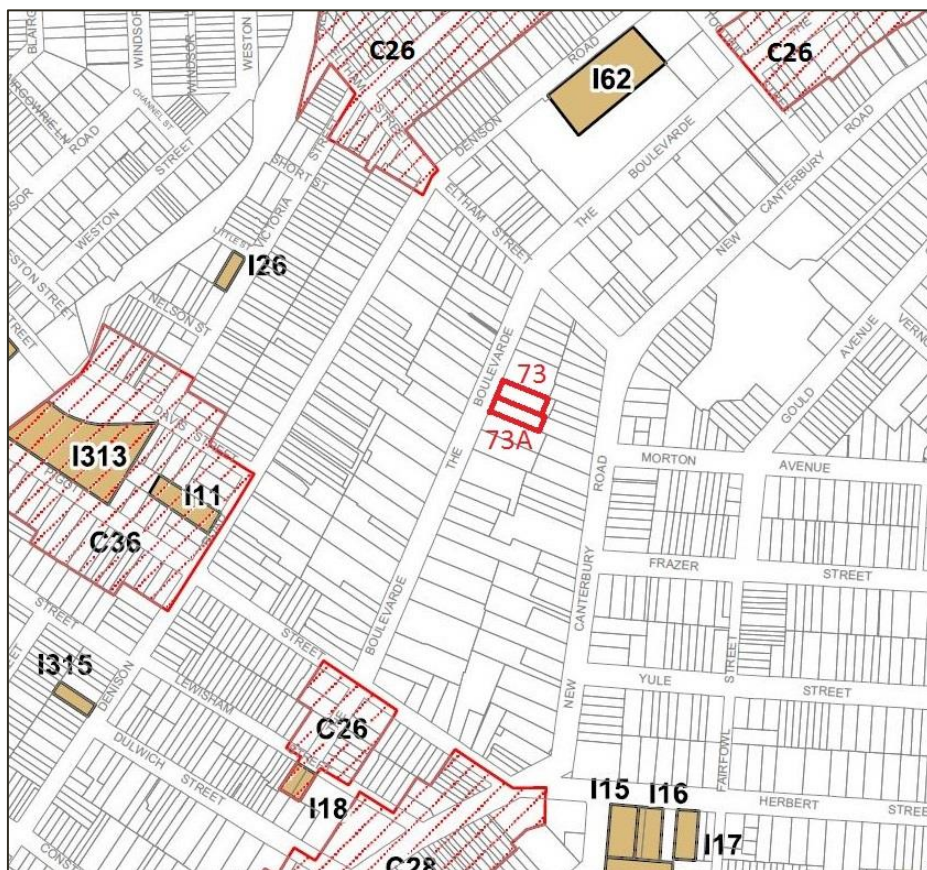


Fig. 13 – MLEP 2011 Heritage Map

PART 1 - OBJECTIVES AND INTENDED OUTCOMES

Objectives:

The objective of this Planning Proposal is to amend MLEP 2011, to list 73 and 73A The Boulevarde, Dulwich Hill as items of environmental heritage on Schedule 5.

Outcomes:

The outcome of this Planning Proposal is to conserve the local environmental heritage in the local government area by conserving the heritage significance of identified local heritage items, including associated fabric, settings and views.

PART 2 - EXPLANATION OF PROVISIONS

Marrickville Local Environmental Plan 2011

To achieve the intended outcomes, this Planning Proposal seeks to amend the Marrickville Local Environmental Plan 2011 as follows:

- include 73 The Boulevarde, Dulwich Hill (Lot 1 DP 301656) and 73A The Boulevarde, Dulwich Hill (Lot X DP 411590) in Schedule 5 of the Marrickville Local Environmental Plan 2011 as a local items of environmental heritage.

The final clause to be inserted into Schedule 5 Part 1 would be subject to drafting and agreement by Parliamentary Counsel's Office but may be written as follows:

After the listing of Heritage Item No. I25 Waratah Flour Mills, insert as follows:

Locality	Item name	Address	Property description	Significance	Item No.
Dulwich Hill	Interwar bungalow' —“Bertsonie”, including inglenook and interiors and Norfolk Island pine tree in the front garden	73 The Boulevarde	Lot 1 DP 301656	Local	I392
Dulwich Hill	Interwar bungalow, including ceilings, fireplaces and interiors and front garden, path and fence	73A The Boulevarde	Lot X DP 411590	Local	I393

PART 3 - JUSTIFICATION

Section A - Need for the planning proposal

Q1. Is the planning proposal a result of any strategic study or report?

The Planning Proposal has come about due to the heritage significance being investigated in response to the imminent threat associated with a DA for 73 The Boulevarde, to demolish a house and construct a four storey residential flat building, rather than from a broader heritage study.

Council undertook a preliminary heritage assessment, which concluded it was likely, on further inquiry or investigation, to be found to be of local heritage significance. An Interim Heritage Order (IHO) was Gazetted on 23 March 2018 to protect the property, while the heritage assessment was being undertaken. Council engaged a heritage consultant (Robertson & Hindmarsh) to provide an expert heritage assessment.

Heritage Item Assessment

The heritage assessment report identifies the following statements of significance:

Statement of Significance for No. 73 The Boulevarde, Dulwich Hill

No. 73 The Boulevarde, Dulwich Hill ("Bertsonie") is of historical significance at a Local level as an example of an interwar bungalow that constituted an important component in the infill development of the inner west suburbs (in between earlier Victorian and Federation houses) as well as being the result of the demolition of larger houses and subdivision of their grounds. The ground floor plan remains almost intact and the original room uses are evident and so the house still allows an interpretation of the historic uses of the rooms and an understanding of the way of life. The survival of the original milk and bread delivery box is also significant in being a physical manifestation of a food supply system that is no longer extant but is of historical and social importance. The survival of the 1920s asbestos cement-clad garage is of significance as tangible physical evidence of the spread of car ownership in the interwar period.

No 73 The Boulevarde, Dulwich Hill is of aesthetic significance at a Regional level because of the intact nature of the decorative ceilings, joinery, wall panelling and flooring in the Entry Vestibule, Cross Hall, Living Room, Dining Room, and Bedrooms 1, 2 & 3 are excellent examples of the application of Gustav Stickley's Craftsman houses to the Australian upper middle-class mass housing context. The intact inglenook is particularly rare in any housing in Australia, let alone suburban housing. Intact Craftsman interiors of this quality and size are rare in the Sydney context and rare in the speculative housing market.

Statement of Significance for No. 73A The Boulevarde, Dulwich Hill

No 73A The Boulevarde, Dulwich Hill is of historical significance at a Local level as an example of an interwar bungalow that constituted an important component in the infill development of the inner west suburbs (in between earlier Victorian and Federation houses) as well as being the result of the demolition of larger houses and subdivision of their grounds. The front portion of the ground floor plan remains almost intact and the original room uses are evident in this section.

No 73A The Boulevarde, Dulwich Hill is of social significance as an example of the work of builder/developer, William Mitchell, who developed, financed and let houses in the wider Sydney area.

No 73A The Boulevarde, Dulwich Hill is of aesthetic significance at a Local level because of the intact nature of the decorative ceilings, fireplaces and joinery in the front section of the house as applied to a house intended for the upper middle class mass housing market.

Accordingly, the heritage assessment report has established that the house at 73, as well as the adjoining house at 73A The Boulevarde, Dulwich Hill, meets the NSW Office of Environment and Heritage's criteria for local heritage significance and recommended both properties being heritage listed in Schedule 5 of MLEP 2011.

Heritage Conservation Area Alterations

In regards to potential alterations to Council's HCAs, the heritage assessment evaluates that:

The report by Sue Rosen Associates suggested that both Nos 73 & 73A The Boulevarde could be incorporated into an expanded Lewisham Heritage Conservation Area including Eltham Street. The housing in Eltham Street, and extending part of the way into the adjacent streets of The Boulevarde and Denison Road is primarily of the Victorian period and the houses have a consistency of form and, in most cases, of detailing that warrants further investigation by Inner West Council for a possible new Heritage Conservation Area or an addition to an existing Heritage Conservation Area. However, the two houses at Nos 73 & 73A The Boulevarde are interwar bungalows which is of a different period of construction and architectural style than the majority of the area surrounding Eltham Street. Whilst one of the characteristics of the Lewisham Heritage Conservation Area is a mixture of nineteenth and twentieth century architectural styles and building forms the consistency of the housing in the Eltham Street area may preclude the inclusion of these two interwar bungalows. Moreover, the two houses at Nos 73 & 73A The Boulevarde are separated from the Victorian period housing by a 1960s three-storey block of flats at No 71 The Boulevarde.

However, it is recommended that Council investigate the possibility of the two houses being listed as a small group (including interiors but excluding the non-original additions).

The heritage assessment concludes that:

It is recommended that Council investigate the creation of a Heritage Conservation Area centred on Eltham Street, Dulwich Hill. Refer to the attached map of the area for a suggested area for further investigation and evaluation.

It is not recommended that Nos 73 & 73A The Boulevarde, Dulwich be included in any expanded or new Heritage Conservation Area but they be investigated for listing as a small group (including the interiors but excluding the modern additions).

The investigations of the creation of potential amendment or additional HCAs will be considered as part of the new local environment plan and development control plan project for the Inner West Council and does not form part of this Planning Proposal.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes, the planning proposal is the best means of achieving the objectives or intended outcomes. The listing of the properties in Schedule 5 of MLEP 2011 is the only way to ensure the heritage significance of the property, particularly the significant interiors, are conserved. Without the listing, Council cannot protect the property from demolition, which could be demolished under a Complying Development Certificate. If they were only included in a HCA, the interior could be altered as Minor building alterations (internal) under State Environmental Planning Policy (Exempt and Complying Development Code) 2008.

Section B - Relationship to strategic planning framework

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

A PLAN FOR GROWING SYDNEY

A Plan for Growing Sydney was released in December 2014 and outlines the State Government's vision for Sydney over the next 20 years. It identifies key challenges facing Sydney including a population increase of 1.6 million by 2014, 689,000 new jobs and a requirement of 664,000 new homes. The Plan provides direction for Sydney's productivity, environmental management, and liveability; and for the location of housing, employment, infrastructure and open space.

Consistency with the Plan is outlined in the table below:

Table 1: Consistency with A Plan for Growing Sydney

Direction	Response
GOAL 3: A great place to live with communities that are strong, healthy and well connected	
Direction 3.4 : Promote Sydney's heritage, arts and culture	The protection of these two 'interwar bungalows', including the substantially intact interiors and external landscape and setting, will contribute to the conservation of Sydney's housing heritage and will allow for future education and promotion of this.

Accordingly, the Planning Proposal is consistent with *A Plan for Growing Sydney*.

GREATER SYDNEY REGION PLAN

The Greater Sydney Commission released the final Greater Sydney Region Plan in March 2018. It sets out a vision, objectives, strategies and actions for a metropolis of three cities that will rebalance growth and deliver its benefits more equally and equitably to residents across Greater Sydney.

The Plan is based on a vision where the people of Greater Sydney live within 30 minutes of their jobs, education and health facilities, services and great places. The vision seeks to meet the needs of a growing population by transforming Greater Sydney into a metropolis of three cities - the Western Parkland City, the Central River City and the Eastern Harbour City.

The Plan presents opportunities to:

- Enhance Greater Sydney's natural and built environment;
- Create more liveable neighbourhoods and well connected and resilient communities;
- Better connect people with opportunities for education, housing and jobs across Greater Sydney;
- Leverage unprecedented infrastructure investment and provide the right transport connections across the city and within neighbourhoods;
- Elevate Greater Sydney from a top 20 to a top 10 global city.

Consistency with the directions and objectives of the Plan is outlined below:

Table 2: Consistency with the Greater Sydney Region Plan

Objective	Response
Direction 3: A city for people	
Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods.	The protection of these two ' <i>interwar bungalows</i> ', including the substantially intact interiors and external landscape and setting, will contribute to the conservation of the Region's rich and diverse housing heritage.
Direction 5: A city of great places	
Objective 13: Environmental heritage is identified, conserved and enhanced.	The protection of these two ' <i>interwar bungalows</i> ', including the substantially intact interiors and external landscape and setting, will conserve the environmental heritage and allow understanding of how we dwelled in the past.
Direction 8: A city in its landscape	
Objective 28: Scenic and cultural landscapes are protected.	The listing of the two ' <i>interwar bungalows</i> ', including the Norfolk Island pine tree in the substantial front setback of No. 73 The Boulevard set in the broader 'leafy' The Boulevard streetscape, will ensure the protection of the scenic and cultural landscape.

Accordingly, the Planning Proposal is consistent with the *Greater Sydney Region Plan*.

EASTERN CITY DISTRICT PLAN

The Greater Sydney Commission released the final Eastern City District Plan in March 2018. This Plan sets out planning priorities and actions for the development of the Eastern City District.

The Eastern City District covers the Bayside, Burwood, City of Sydney Canada Bay, Inner West, Randwick, Waverley and Woollahra local government areas. The plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. It guides the implementing of the Greater Sydney Region Plan at a district level and is a bridge between regional and local planning.

The plan establishes a 40-year vision for the Eastern City to be a greater sustainability leader, managing growth while maintaining and enhancing the district's liveability, productivity and attractiveness for residents and visitors. Priorities and associated actions for productivity, liveability and sustainability seek to deliver this vision.

Consistency with the Planning Priorities and Actions of this Plan is outlined below:

Table 3: Consistency with the Eastern City District Plan

Priority	Response
Direction 5: A city of great places	
Planning Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage.	The protection of these two ' <i>interwar bungalows</i> ', including the substantially intact interiors and external landscape and setting, will respect the District's residential heritage.
Direction 8: A city in its landscape	
Planning Priority E16: Protecting and enhancing scenic and cultural landscapes.	The listing of the two ' <i>interwar bungalows</i> ', including the Norfolk Island pine tree in the substantial front setback of No. 73 The Boulevarde set in the broader 'leafy' The Boulevarde streetscape, will ensure the protection of the scenic and cultural landscape.

Accordingly, the Planning Proposal is consistent with the *Eastern City District Plan*.

STRATEGIC MERIT TEST

'A guide to preparing planning proposals' established Assessment Criteria to be considered in justification of a planning proposal.

Consistency of the Planning Proposal against the criteria is outlined in the table below:

Table 4: Consistency with the Assessment Criteria

Criteria	Assessment
Does the proposal have strategic merit? Is it:	
Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment.	Yes, the Planning Proposal is consistent with the Region and District Plan as assessed above. The site is not located within any corridor/precinct plans or draft corridor/precinct plans.
Consistent with relevant local council strategy that has been endorsed by the Department	Council has not prepared a local strategy for the Inner West Council, however, the Planning Proposal is consistent with the Marrickville Urban Strategy, the most recent council strategy of the former Marrickville Council, that outlined that " <i>heritage is highly valued in Marrickville and presents a development constraint given the desire to retain this value</i> ". Despite being zoned R1 General Residential, which permits residential flat buildings, this R1 zoned area was not a new area identified to accommodate renewal, it was a roll over from the previous Marrickville LEP 2001, reflecting the area

	predominantly containing existing residential flat buildings, which were predominantly built in 1960-1970s.
Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls	There is no change in circumstances, infrastructure or demographics that are relevant.
Does the proposal have site-specific merit, having regard to the following:	
The natural environment (including known significant values, resources or hazards)	The proposed listing of No. 73 The Boulevard is to include protection of the Norfolk Island pine tree.
The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal	As above, while zoned to permit residential flat buildings, the listing of the properties is in an area not currently identified for any major renewal, therefore the listing will not alter strategic directions. In any case, the proposed listing is due to the specific heritage significance of the properties, rather than consideration of existing, approved or likely future uses of land in the vicinity of the proposal.
The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.	This is not applicable.

Q4. Is the planning proposal consistent with a council's strategy or other local strategic plan?

The local strategies and plans which are relevant to the Planning Proposal, are considered below:

INNER WEST COMMUNITY STRATEGIC PLAN - *OUR INNER WEST 2036* (IWCS 2036)

The IWCS 2036 identifies the community's vision for the future, long-term goals, strategies to get there and how to measure progress towards that vision and it:

- Informs the strategic decision-making that will shape our future community and environment
- Protects and enhances the community's values and everything that makes Inner West unique
- Paves the way for the future by anticipating change and the impacts of that change on the community, economy and environment
- Achieves inclusivity, sustainability, accountability and innovation in service delivery

The table below outlines the relevant goals of this Plan for the subject planning proposal.

Table 5: Consistency with IWCS 2036

Outcomes	Strategies	Comment
Strategic direction 2: Unique, liveable, networked neighbourhoods		
2.2 The unique character and heritage of neighbourhoods is retained and enhanced	1. Provide clear and consistent planning frameworks and processes that respect heritage and the distinct characters of urban villages 2. Manage change with respect for place, community history and heritage	The protection of these two ' <i>interwar bungalows</i> ', including the substantially intact interiors and external landscape and setting, will conserve the environmental heritage and allow understanding of how we dwelled in the past.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

This Planning Proposal does not contain provisions that would contradict or hinder application of any SEPPs.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s. 117 directions)?

This Planning Proposal has been assessed against each Section 117 Direction. Consistency with these Directions is shown in the table below.

Table 6: Consistency with Section 117 Directions

Direction		Consistency	Comment
Employment and Resources			
1.1	Business and Industrial Zones	N/A	
1.2	Rural zones	N/A	
1.3	Mining, Petroleum Production and Extractive Industries	N/A	
1.4	Oyster Aquaculture	N/A	
1.5	Rural Lands	N/A	
Environment and Heritage			
2.1	Environment Protection Zones	N/A	
2.2	Coastal Protection	N/A	
2.3	Heritage Conservation	Y	This planning proposal has been undertaken to conserve these two ' <i>interwar bungalows</i> ', including the substantially intact interiors and

			external landscape and setting.
2.4	Recreation Vehicle Areas	N/A	
2.5	Application of E2 and E3 zones and Environmental Overlays in Far North Coast LEPs	N/A	
Housing Infrastructure and Urban Development			
3.1	Residential Zones	N/A	
3.2	Caravan Parks and Manufactured Home Estates	N/A	
3.3	Home Occupations	N/A	
3.4	Integrating Land Use and Transport	N/A	
3.5	Development Near Licensed Aerodromes	N/A	
3.6	Shooting Ranges	N/A	
Hazard and Risk			
4.1	Acid Sulphate Soils	N/A	
4.2	Mine Subsidence and Unstable Land	N/A	
4.3	Flood Prone Land	N/A	
4.4	Planning for Bushfire Protection	N/A	
Regional Planning			
5.1	Implementation of Regional Strategies	N/A	
5.2	Sydney Drinking Water Catchments	N/A	
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	N/A	
5.4	Commercial and Retail Development along the Pacific Highway, north Coast	N/A	
5.8	Second Sydney Airport: Badgerys Creek	N/A	
5.9	North West Rail Link	N/A	

	Corridor Strategy		
5.10	Implementation of Regional Plans	N/A	
Local Plan Making			
6.1	Approval and Referral Requirements	N/A	
6.2	Reserving Land for Public Purposes	N/A	
6.3	Site Specific Provisions	N/A	
Metropolitan Planning			
7.1	Implementation of a Plan for Growing Sydney	N/A	Refer to Section B, Q3.
7.2	Implementation of Greater Macarthur Land Release Investigation	N/A	
7.3	Parramatta Road Corridor Urban Transformation Strategy	N/A	
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	

Section C - Environmental, Social and Economic Impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No, there will be no physical change as part of this planning proposal, as it will conserve the environmental heritage of the existing buildings.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

HERITAGE

The listing the properties in Schedule 5 of MLEP 2011 will ensure the heritage significance of the properties, including the significant interiors, are conserved, which can ensure that any future development of the properties can be managed to protect the heritage significance.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The proposed social and economic impacts of the planning proposal are discussed below:

SOCIAL IMPACTS

The conservation of these properties will enable opportunity for social heritage activities for future generations.

ECONOMIC IMPACTS

The listing of the properties in Schedule 5 of MLEP 2011 will limit the development potential of the properties and therefore economic activity. However, it is noted that this R1 zoned area was not a new area identified to accommodate renewal, it was a roll over from the previous Marrickville LEP 2001, reflecting the area predominantly containing existing residential flat buildings, which were predominantly built in 1960-1970s.

Section D - State and Commonwealth interests

Q10. Is there adequate public infrastructure for the planning proposal?

This Planning Proposal will not require any additional public infrastructure.

Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

The Gateway determination will advise the full list of public authorities to be consulted as part of the Planning Proposal process and any views will be included in this Planning Proposal following consultation. It is requested that public authority consultation be undertaken concurrently with community consultation.

PART 4 - MAPPING

The Planning Proposal will require designation of 73 The Boulevarde (Lot 1 DP 301656) and 73A The Boulevarde (Lot X DP 411590), Dulwich Hill on the Heritage Map of MLEP 2011, with a tan colour, black borders and respective labelling as I392 and I393.

PART 5 - COMMUNITY CONSULTATION

Public consultation will be undertaken in accordance with the requirements of the Gateway determination.

It is proposed that, at a minimum, this will involve the notification of the public exhibition of the Planning Proposal:

- on the Inner West Council Your Say website;
- in the Inner West Courier; and
- in writing to the owners and occupiers of the subject property, adjoining and nearby properties.

It is expected that the Planning Proposal will be publicly exhibited for a period of 14 days as a 'Low impact proposal', in accordance with section 5.5.2 of *'A guide to preparing local environmental*

plans'. Consultation with relevant NSW agencies and authorities and other relevant organisations will be undertaken in accordance with the Gateway determination conditions.

PART 6 - PROJECT TIMELINE

The following project timeline will assist with tracking the progress of the Planning Proposal through its various stages of consultation and approval.

As the properties are currently protected by an interim heritage order, which will expire 12 months from when it was gazetted, on 23 March 2019, the Planning Proposal **must be processed as a matter of urgency, requiring the rapid release of a Gateway determination by mid-October and the amendment to MLEP 2011 to be completed by mid-February.**

Table 7: Anticipated timeframes

Stage	Anticipated timeframe
Submit Planning Proposal to the Department of Planning and Environment seeking a Gateway Determination	Mid-September 2018
Receive Gateway Determination	Mid-October 2018
Public exhibition and public authority consultation of Planning Proposal	Beginning of November 2018 (14 days as a 'Low impact proposal')
Review of submissions during public exhibition and public authority consultation	November 2018
Post exhibition report to Council meeting	11 December 2018
Drafting of instrument and finalisation of mapping	December 2018
Submission to the Department to finalise the LEP	Late-December 2018
Amendment to MLEP 2011 legally drafted and made	Mid-February 2019

Heritage Assessment (revised)
“Bertsonie”
73 The Boulevarde, Dulwich Hill
(and 73A The Boulevarde, Dulwich Hill)



Nos 73 & 73A The Boulevarde, Dulwich Hill (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)

for
Inner West Council

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19 June 2018 (revised 1 October 2018)

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1.0 Introduction

The property at 73 The Boulevard ("Bertsonie"), Dulwich Hill, is subject to a Development Application involving the demolition of the property. Inner West Council received a report commissioned by the adjoining property's owner (73A The Boulevard) objecting to the demolition and recommending the subject property be listed as a heritage item on the Inner West LEP and that the two properties (73 & 73A The Boulevard) be included in an expanded Lewisham Heritage Conservation Area. Council evaluated the report and, after inspecting the subject property, issued an Interim Heritage Order (IHO) so that an independent heritage assessment could be made of the property.

Robertson & Hindmarsh Pty Ltd was engaged by Inner West Council on 30 May 2018 to undertake the independent heritage assessment of the property at 73 The Boulevard, Dulwich Hill. Dr Scott Robertson, of Robertson & Hindmarsh Pty Ltd inspected the properties at 73 & 73A The Boulevard on 6 June 2018, accompanied by Mr Niall Macken of Inner West Council.

Robertson & Hindmarsh Pty Ltd was engaged by Inner West Council on 27 September 2018 to revise this report following further research and to comment upon further documents received by Council from the applicant.

This report references the following documents:

- Inner West Council's *Preliminary Heritage Assessment* (undated),
- *Heritage Assessment: 73A The Boulevard, Dulwich Hill* dated March 2018 by Sue Rosen Associates,
- *Heritage Assessment Report, "Bertsonie", 73 The Boulevard* for Inner West Council dated 19 June 2018 by Robertson & Hindmarsh Pty Ltd.
- *Heritage Assessment, 73 The Boulevard, Dulwich Hill*, dated 30 May 2018 by Urbis Pty Ltd,
- Unnamed undated report by Urbis Pty Ltd containing additional research,
- Letter to Inner West Council dated 13 June 2018 by Robertson & Hindmarsh Pty Ltd,
- Letter dated 27 August to Inner West Council by Urbis Pty Ltd.

2.0 History

The history of the subject and neighbouring properties at Nos 73 & 73A The Boulevard contained in the Heritage Assessment Report by Sue Rosen Associates has been thoroughly researched and is, in the writer's opinion, an accurate history of the development of the properties with the exception of the builder of No 73 The Boulevard. The writer concurs that the houses at Nos 73 & 73A The Boulevard were constructed in about 1920-1921 and they were occupied by 1922, No. 73A being occupied by the builder/developer, William Mitchell.

No 73 The Boulevard was the subject of a Building Application in 1921 (BA 67/1921) by the builder G. Hokin & Co. The Certificate of Title of No 73 The Boulevard in the name of Barnett Hyman was registered on 15 July 1921 (CT Vol 3205 Fol 148). It would appear that Hyman purchased the land from Mitchell and engaged Hokin to construct the building.

In addition to the history in the Sue Rosen Associates' report on 73 & 73A The Boulevard, it should be noted that William Mitchell was more than a local builder. He also operated in Artarmon as evidenced by his advertisement in the *Sydney Morning Herald* (9 March 1917) selling "Distinctive Brick Bungalows" with "Mission craftsman interiors" for 750 pounds on a 50 pound deposit. At this time, Mitchell's office was located in George Street, the City. William Mitchell & Co were also "real property and finance agents" who sold and let properties as well as arranged mortgages (*Farmer & Settler*, 7 March 1916).

The name of the house at 73 The Boulevard was originally "Bertsonie".

The desire to have a Craftsman-inspired interior in their Dulwich Hill home may have been driven by the Hymans rather than their builder as, in July 1923, Barnett Hyman's wife and daughter travelled to California on the liner, "Sonoma". It is not clear from the newspaper report of their farewell party if they were leaving Australia permanently or holidaying in California (*Hebrew Standard of Australasia*, 20 July 1923, p12)

3.0 Physical Description & Analysis (Nos 73 & 73A The Boulevard, Dulwich Hill)

Inspection of the two properties at Nos 73 & 73A The Boulevard revealed that, although the two properties were constructed at the same time their architectural treatment was different.

3.1 No 73 The Boulevard, Dulwich Hill:

The house constructed by G. Hokin at No. 73 The Boulevard for furrier, Barnett Hyman, currently has an enclosed verandah across the street façade and a side entry porch giving access to an L-shaped hall. The roof of the house is a tiled gable roof and the gable runs parallel (rather than perpendicular) to the front façade and the face bricks are a dark black/brown laid on top of a sandstone base that stops at the floor level (figure 3.1). The dark face bricks occur on the front façade and side façades. The house has a First Floor addition that is accommodated in an extended main roof (figures 3.2 & 3.3). The front verandah has a dark brick balustrade with red brick accent panels. The verandah beam is supported on original paired short concrete columns sitting on the original brick balustrade. The glass enclosure of the verandah and the stacked textured bricks inserted into the front balustrade are not original.

The plan of the house utilizes the L-shaped corridor to zone the living and sleeping areas. Immediately inside the non-original front door is a small entry vestibule with an original built-in hall seat. The vestibule is separated from the cross hall by a pair of glazed timber doors that retain their original glazing, including a central circular glass pane which is a typical decorative detail of the period. The cross hall is panelled in dark-stained timber sheets (plywood or a proprietary hardboard) with timber cover battens (figures 3.5 & 3.6). There is a plate rail running around all four walls of the hall. At the junction of the cross hall and the main hall there is a timber screen comprising boxed-in timber panelled plinths with boxed-in columns supporting a cross rail. The ceiling is a plaster ceiling divided into squares by dark-stained timber battens and boxed-in beams. Opening off to the left of the cross hall is a bedroom (figure 3.10) and opening off to the right is the Living Room accessed through wide sliding (in wall) double doors that have the same glazing pattern as the double doors between the vestibule and cross hall (figure 3.9). The floor of the cross hall and vestibule is polished timber.



Figure 3.1 No. 73 The Boulevard, Dulwich Hill: Front (west) façade (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.2 No. 73 The Boulevarde, Dulwich Hill: Side (south) façade (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.3 No. 73 The Boulevarde, Dulwich Hill: Side (south) façade (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.4 No. 73 The Boulevard, Dulwich Hill: 1920s garage in rear yard (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)

The bedroom that opens off the cross hall also opens onto the now enclosed front verandah. The door to the room is a modern hollow core door and the white marble fire surround is also not original. However, the plaster and timber ceiling is original as are the stained timber picture rail and skirtings. The floor is polished timber. The casement windows have plain glass panes (ie one pane per sash).

The enclosed front verandah contains a modern kitchenette and an earlier bathroom which was probably installed in the 1940s, as indicated by the tiling to the walls and floor.

The other front bedroom retains its original brick and timber fire surround and timber battening on the chimney breast above the mantel shelf (figure 3.10). The timber skirtings and picture rail are original as is the polished timber floor and the decorative plaster ceiling. The bedroom retains its original glass door to the front verandah as well as its original 4-panel stained timber door to the Hall. The door furniture on the hall door is the original furniture and it is an incongruous Art Nouveau style backplate and handle. The casement windows have plain glass panes (ie one pane per sash).

The third bedroom has a simple decorative scheme and its joinery has been painted (with the exception of the plaster and stained timber ceiling). The fourth bedroom/study has been altered to permit the construction of a staircase to the First Floor addition. At the end of the main hall is an enclosed rear porch that has a built-in book case (that was originally a door into the original Kitchen) and a door to the original milk and bread delivery hatch (figure 3.11).

The Living Room opens off the cross hall through the sliding doors already described. The Living Room retains its original plaster ceiling with dark-stained timber battens and boxed-in beams as well as the original timber floor boards that have been sanded and polished (figures 3.7 & 3.8). Original dark-stained timber picture rails encircle the room at door height. The stained timber casement windows have plain glass panes (ie one pane per sash) but would have had leadlight glazing originally. On the west wall is a large fully-recessed inglenook containing a brick and timber fire surround and a seat on each side of the fireplace contained within a screen of boxed-in timber panelling supporting boxed-in timber posts. There are leadlight-fronted cupboards built in on both sides of the chimney breast.

Behind the Living Room is another room currently used as a bedroom but which was probably the original Kitchen. The ceiling is plaster and the other joinery in the room (picture rail, skirtings and architraves) has been painted. The casement windows have plain glass panes (ie one pane per sash). The absence of a kitchen fireplace and chimney breast indicates the use of either gas or electric cooking equipment. The chimney above the west wall of this room is only large enough to have a single flue, indicating it served only the Living Room fireplace in the inglenook (figure 3.3).

The final room on the south side of the house is the current Kitchen with a pantry that was probably the externally-accessed WC. The current Kitchen was probably the original Scullery.

On the north side of the house the final rear room is the externally-accessed Laundry.

The rear yard of the house contains a detached, gable-roofed asbestos cement garage which dates from soon after the construction of the house (the 1920s being a boom period for the construction of garages as car ownership became more widespread in well-to-do suburbs) (figure 3.4).



Figure 3.5 No. 73 The Boulevarde, Dulwich Hill: Main (cross) hall looking south to entry vestibule
(Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.6 No. 73 The Boulevarde, Dulwich Hill: Main (cross) hall looking north past Living Room doors on right to Bedroom at end of hall (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.7 No. 73 The Boulevarde, Dulwich Hill: East wall of Living Room with inglenook (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.8 No. 73 The Boulevarde, Dulwich Hill: Detail of inglenook in Living Room (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.9 No. 73 The Boulevarde, Dulwich Hill: Sliding doors from Living Room to Hall (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.10 No. 73 The Boulevard, Dulwich Hill: Fireplace and plaster ceiling of north bedroom at west end of house (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.11 No. 73 The Boulevard, Dulwich Hill: Milk & bread delivery hatch in Rear Porch. Shelves and cupboard are built in to former door from Rear Porch to Kitchen (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)

3.2 No 73A The Boulevarde, Dulwich Hill:

The house constructed by Mitchell at No. 73A The Boulevarde, and occupied by him on completion, presents a symmetrical façade to the street with two, low-pitched gable roofs over the verandah surmounted by a steeper pitched gable roof over the main body of the house. The front verandah has a very fine rock-face ashlar sandstone balustrade and piers supporting the timber posts of the two verandah gable roofs (figure 3.12). The verandah wraps around the large front room of the house and conceals the dark brick of the house in the deep shadow of the front verandah. The dark face bricks of the front façade change to select commons on the side facades.

The house was originally a single-storey bungalow with an L-shaped corridor linking the front door at the end of the south side verandah with the central corridor that runs east-west through the house. The corridor passes the Living Room, two bedrooms and the Bathroom through to the Dining Room in which the corridor terminates. There is a Bedroom that opens off the Dining Room. Beyond the rear wall of the Dining Room, the house is currently undergoing major alterations and additions. The current works constitute a second phase of alterations. A previous phase resulted in a First Floor brick and tile-roofed box constructed over the rear section of the house. This brick addition is clearly visible from The Boulevarde when progressing south along the street and is being retained in its external form in the current building works.

The decorative features of the house (ceilings, fireplaces, skirtings, architraves, doors and windows) are relatively intact in the front section of the house. Some of the ceilings bear a stronger relationship to the decorative styles of the Federation period preceding World War I, however, the pattern of the hall ceiling derives from the patterns of the Secession movement in Europe (figure 3.16) and the ceiling of the bedroom opening onto the side verandah has a dentil cornice that was popular in the revived classical styles of the interwar period (figure 3.15). The fireplace tiles are Art Nouveau in style but the timber fireplace surrounds are exceptional examples rather than “run-of-the-mill” designs. The fireplace surround in the front room is Arts & Crafts/Aesthetic Movement (figure 3.14) and the fireplace surround in the Bedroom opening onto the side verandah is a rare example of turned columns integrated into the design (figure 3.15). The influence of the international magazines is evident in the interior decorative scheme even though all the decorative elements would have been locally-produced.



Figure 3.12 No. 73A The Boulevarde, Dulwich Hill: Front (west) façade (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.13 No. 73A The Boulevarde, Dulwich Hill: Leadlight window in front room (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.14 No. 73A The Boulevarde, Dulwich Hill: Fireplace in front room (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.153 No. 73A The Boulevarde, Dulwich Hill: Fireplace, ceiling and leadlight door in north front bedroom
(Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.16 No. 73A The Boulevard, Dulwich Hill: Main Hall showing Secession influence on plaster ceiling pattern
(Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)



Figure 3.17 No. 73A The Boulevard, Dulwich Hill: Fireplace in south bedroom (Photo: Robertson & Hindmarsh Pty Ltd, 6 June 2018)

4.0 Comparative analysis – Craftsman style interiors

The interiors of No 73 The Boulevarde are a substantially intact example of the style of domestic interiors popularised by the American furniture designer Gustav Stickley in his *Craftsman* magazine which began publication in 1901 (figure 4.1). Various described in the Sydney press as being either a “Mission interior”, a “Mission Craftsman Interior” or a “Craftsman interior”, this style of interior was adopted in Australia and New Zealand shortly after examples began to emerge in America.

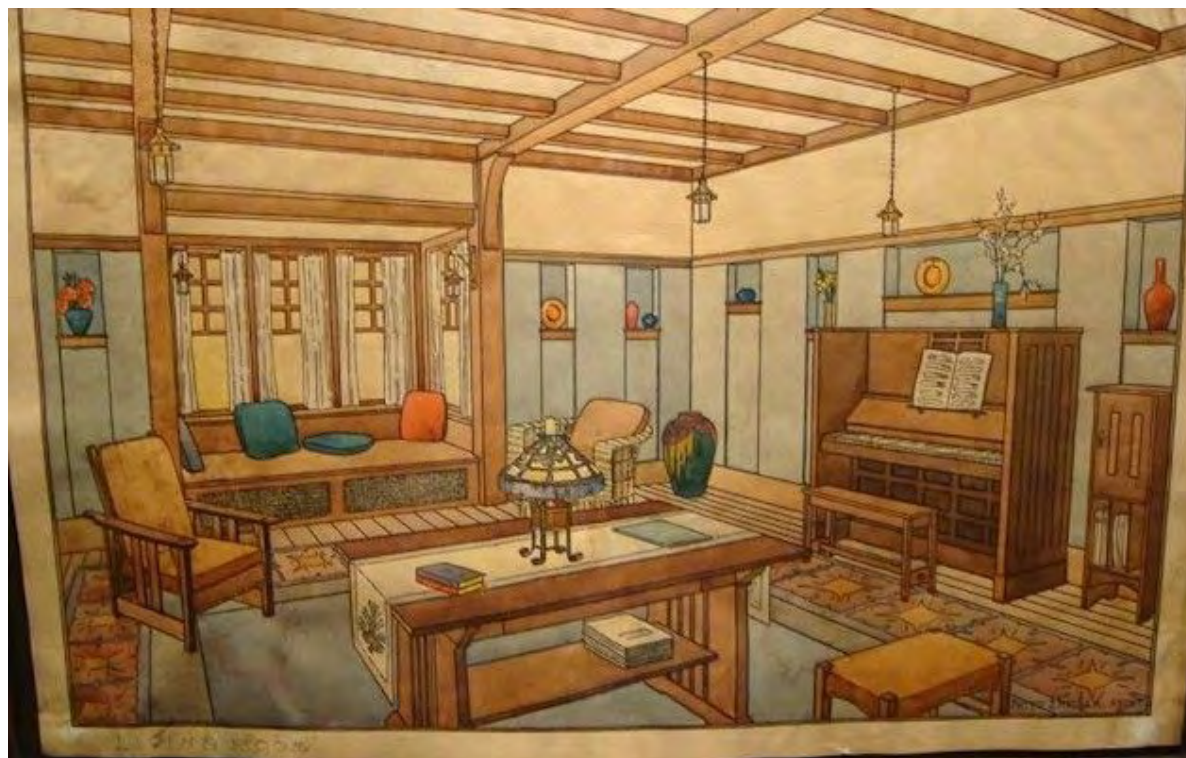


Figure 4.1 Published interior from the *Craftsman* magazine

Developments in Pasadena, California were well known in Sydney. Published examples of American style bungalows, and appropriately furnished interiors, from architect-designed residences in America, New Zealand, and Australia appeared in Sydney trade journals: *Building* and the *Construction and Local Government Journal*. American-inspired suburban housing, termed either an American bungalow or a Californian Bungalow were erected in suburbs such as Artarmon, Burwood Heights, Chatswood, Clifton Gardens, Penshurst and Roseville, suburbs that developed beyond the existing nineteenth century suburbs. With the exception of the series of bungalows designed by the architect Charles Halstead in Penshurst, the majority of the American style bungalows were erected by builders as speculative developments and are of a similar scale. Larger examples, such as the series of houses in Clifton Gardens designed by the architect Edward Orchard were individual commissions. In addition to the new subdivisions, individual houses were erected in more established suburbs as the grounds of substantial nineteenth century houses were subdivided, as occurred in Dulwich Hill.

The planning of suburban housing in Sydney remained largely unchanged from the Federation era until the early 1920s. Externally, details adapted from Californian bungalows were utilised from around 1912 onwards. The Japanese-inspired detailing and river pebbles found in the Californian examples were occasionally used in Sydney by architects, such as James Peddle and Alexander Stewart Jolly, however, the majority of the American style bungalows utilised the typical palette of materials of the Federation suburban house: a rockface ashlar sandstone plinth, face brick, timber joinery and a slate roof with a tiled ridge or a tiled roof. Production of many of the components of these houses began, with fibrous plaster, tiles and terracotta produced in factories in the Inner West. Wide verandahs, such as the now infilled room to the front of No. 73 The Boulevarde, doubled as sleep-out porches when it was hot or as places for relaxing during the day. The verandahs of Californian examples were also utilised for a similar purpose.

By 1917 new bungalows in Artarmon and Chatswood were being advertised as having Mission Craftsman Interiors. The builder James P. Neal of Chatswood advertised his Californian Bungalows as having “Mission Craftsman Interiors” (SMH 20 June 1917). William Mitchell & Co advertised that “distinctive brick bungalows” at Artarmon were for sale which, amongst other features, had a “Mission craftsman interior”, beam panel ceilings, obscure glass doors and

leadlight windows (SMH 17 March 1917). This is probably the same William Mitchell that erected No 73A The Boulevard, Dulwich Hill.

In Sydney, Craftsman styled interiors became popular, replacing the earlier fashion for timber hall screens and fireplaces with Art Nouveau style motifs. These transitions in style were influenced by Sydney architects who travelled overseas, and by overseas-trained architects and designers who settled in Sydney. After 1900, published designs of contemporary interiors, including *The Craftsman* magazine, could easily be had in Sydney. David Jones noted in 1911 that, "fortunately the extending circulation of *The Studio* and back numbers of *Die Kunst* that are offered on bookstalls have enabled David Jones to get the furniture-loving public back on the right track" (*The Sun* 7 June 1911). Alexander Koch published widely on German Art and Decoration from the late 1890s, promoting the work of the Artist's Colony at Darmstadt. *Die Kunst und Dekoration* was one of his series of publications. A number of furniture manufacturers in Sydney supplied 'Mission' furniture, based on Stickley's furniture designs which were, in turn, inspired by the Californian missions established by the Spanish. David Jones offered Craftsman and Mission ranges and entire panelled interiors.



Figure 4.2 Charles Halstead's bungalow at 24 Penshurst Avenue, Penshurst, *Building* October 1916

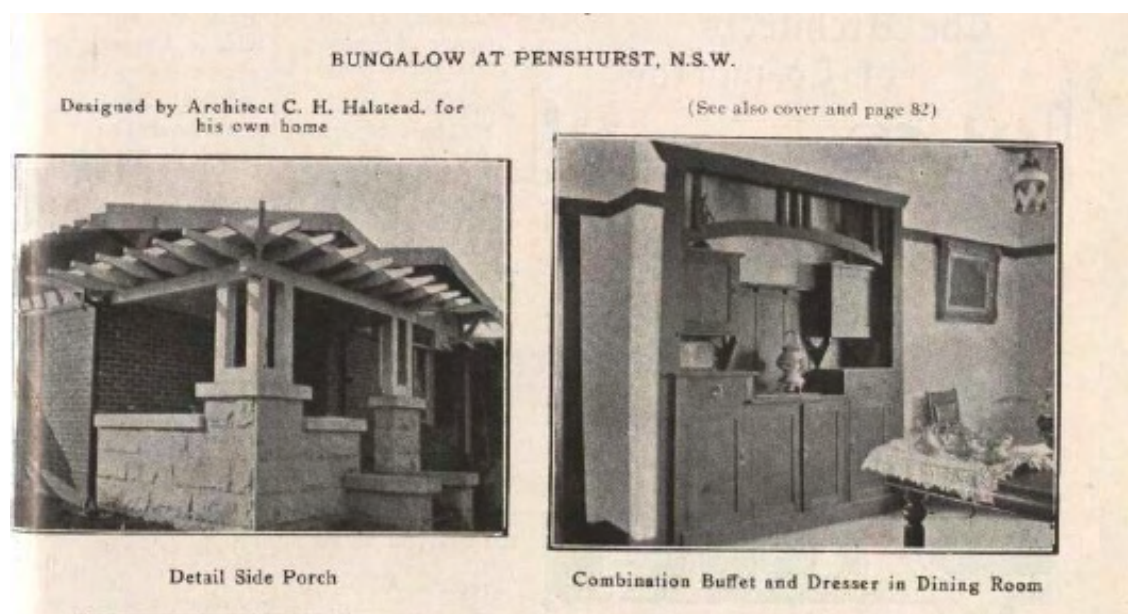


Figure 4.3 Charles Halstead's bungalow at 24 Penshurst Avenue, Penshurst, *Building* October 1916

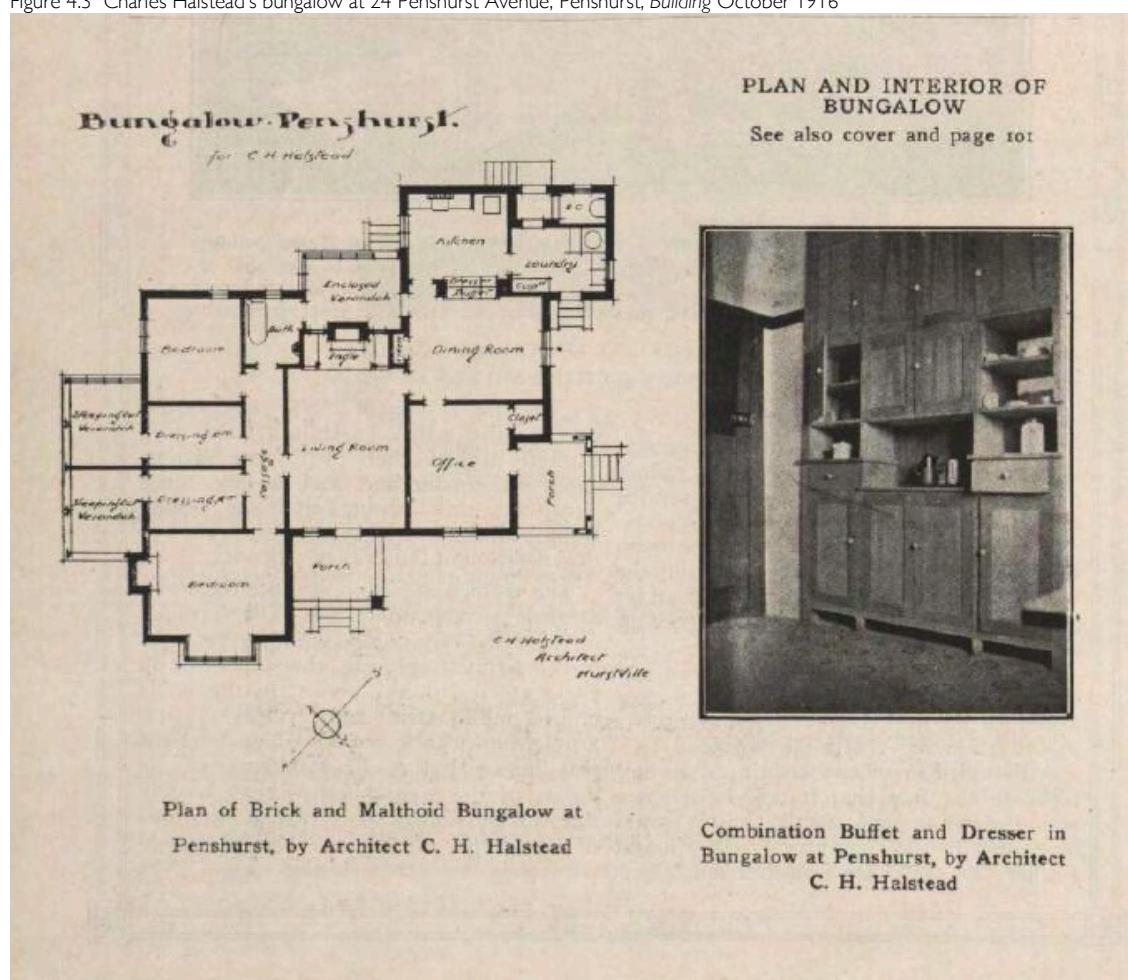


Figure 4.4 Charles Halstead's bungalow at 24 Penshurst Avenue, Penshurst, *Building* October 1916

A substantial portion of the October 1916 issue of *Building* magazine was devoted to promoting the American style of Bungalow as well as local examples such as Charles Halstead's own house in Penshurst (24 Penshurst Avenue) (figures 4.2-4.4). Whilst this house has been identified as being the work of Charles Halstead, the listing does not mention that the design was published, including the floor plans and interior and exterior details. The extent of survival of the interiors is not mentioned on the listing and interiors are not mentioned in Schedule 5 of the Hurstville

LEP 2012. Despite the Halstead residence being an early example of a Californian style bungalow, no comparison with examples beyond the former Local Government Area of Hurstville (now Georges River Council) is made.

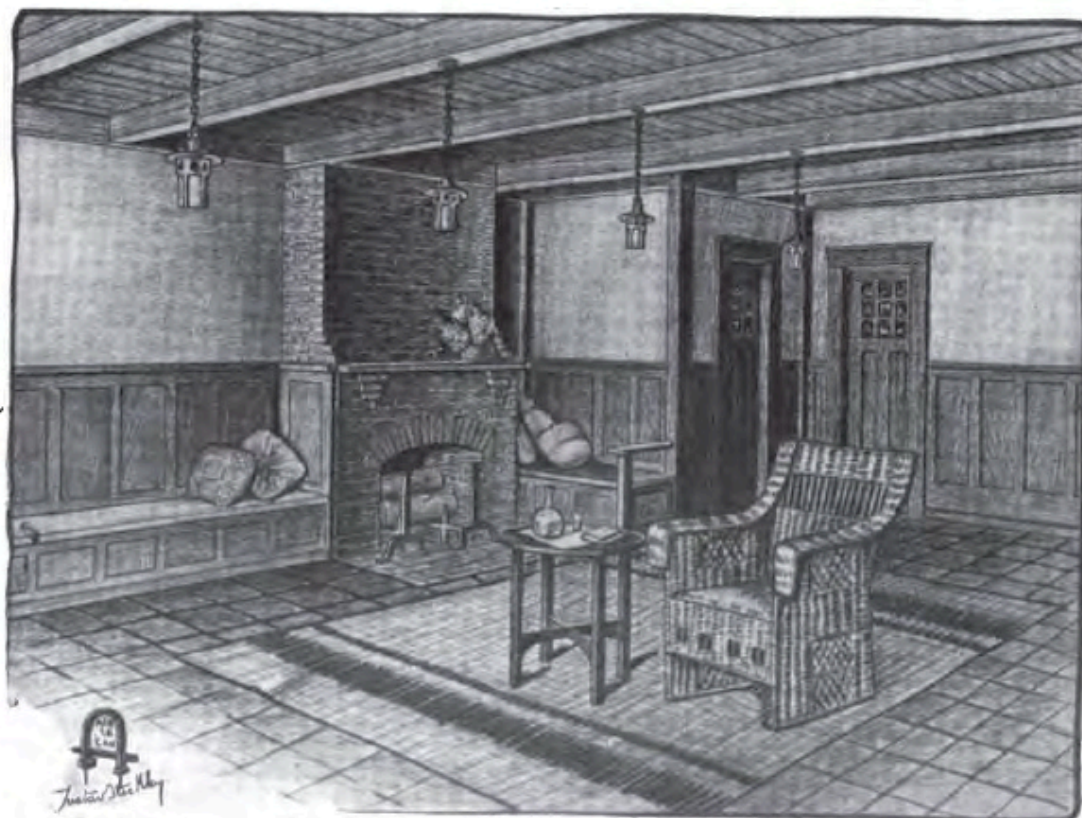


Figure 4.5 A 'Mission Interior' by the Architect Harry Cooper Day, from *Distinctive Australian Homes*

The interiors by Harry Cooper Day, of architects Rosenthal and Day, included in the 1925 publication *Distinctive Australian Homes* were called Mission Interiors (figure 4.5). The published examples, the survival of which has not been confirmed, are of at least the same quality as the example erected by G. Hokin in The Boulevarde. Harry Day's death in 1925 ended his promising career. His design for a bungalow for Mr Barre-Johnston at Middle Harbour published in *Building* in February 1913 was simply described as being 'Mission' and included interiors such as a substantial dining room with a beamed ceiling and inglenook and an interconnecting sitting room.

No. 73 The Boulevarde still retains its fireplace set within an inglenook, a common feature of Craftsman bungalows in America but not so common in Australia. In his series of 78 bungalow plans published in 1912 the architect Reginald Prevost only included one plan with an 'ingle'. Several of his plans had a side entry, however, the majority of the plans, like suburban housing from 1900-1925, have a central front entrance. Prevost's designs were mostly of smaller suburban housing and individual plans were published over the next couple of years.

An 'Ingle' or inglenook as the fireside alcove is usually known, were only included in the larger-scaled houses in Great Britain, the name being derived from the Scottish word "ingleneuk" or "chimney corner". Inglenooks became a feature of the substantial modern country houses in England and America in the 1870s and the idea was transplanted to Sydney in the 1880s by architects such as John Sulman and John Horbury Hunt. Inglenooks continued to be utilised in substantial Arts and Crafts houses in Sydney and Melbourne. *Building Magazine* held a competition for an Inglenook design, and one of the winning examples was published in August 1914. Unlike traditional forms, Inglenooks in bungalows frequently had an external window. The example at No. 73 has features included in published Craftsman designs, including the corbelled brickwork to the chimney breast.



VERANDA THAT IS FITTED UP AS A LIVING ROOM, SHOWING OUTDOOR FIREPLACE, WAINSCOTING, BUILT-IN SEATS AND USE OF LANTERNS, WITH SUGGESTIONS FOR SUITABLE FURNISHINGS.

Figure 4.6 Published design from *The Craftsman* magazine with seating beside the fireplace and corbelled brickwork.

There has been no comprehensive study of surviving Craftsman-inspired interiors in Sydney or of housing that demonstrates the transition from Federation style housing to the Craftsman-inspired Californian bungalow.

There are two intact bungalow interiors recorded by the Historic Houses Trust (now Sydney Living Museums).

"Esslemont", Cremorne

designed by Donald Esplin, 1918

No inglenook shown on the 2011 plans, but the house has a substantial porch. Recorded interiors do not appear in the real estate photos.

This house is listed on the State Heritage Register as "Egglemont", 11 Cranbrook Avenue.

"Marara", Careel Bay

attributed to James Peddle, 1917

A built-in seat survives, however, the archival record does not show the fire place. The house is not a listed heritage item.

There are four houses with Inglenooks listed on the State Heritage Register, three of which are substantial nineteenth century houses and the fourth is a rustic weekend retreat, "Loggan Rock" by Alexander Stewart Jolly. Other surviving houses by Jolly also contained rustic inglenooks, including "Noonee", Lavoni Street, Balmoral. Jolly was one of the first architects in NSW to design a Californian style bungalow however his initial work was undertaken in the Lismore area. His brother is believed to have seen examples in America first-hand. A number of Jolly's houses have been listed on the State Heritage Register, however, these houses are far more rustic in character than No 73 The Boulevard, Dulwich Hill.

Eight houses are listed on the State Heritage Inventory as having inglenooks, two of which are not in Sydney. These houses are largely substantial two-storey Arts and Crafts style houses such as "Rycote" at 248 Willoughby Road, Naremburn (1915) and "Biltmore" at 14 Lang Road, Centennial Park (architects: Waterhouse and Lake). There are

a further set of houses listed on the State Heritage Register and as being Californian Bungalows, however, little information is available as to the state of their interiors.

Houses designed by Peddle and Thorp including “Lynwood Cottage” in Killara are listed. James Peddle worked in Pasadena around 1912 before returning to Sydney to assist his former pupil, Samuel Thorp, in working up his competition-winning designs for houses at Daceyville. Thorp’s own house “The Cobbles”, in Shellcove, is a well-known example that demonstrates the influence of contemporary houses in California. Recent real estate photographs from 2011 show that, whilst the dark stained timbers survive to the walls, the ceilings have been replaced in the principal rooms and the internal doors now only contain two panes of glass. Real estate advertisements show that features such as tiled fire places and beamed ceilings survive in houses that have been identified as being Peddle and Thorp’s work, however, there has been no comprehensive study made of such houses.

Not all local Councils have updated their Schedule 5 lists (of Items of Environmental Heritage) to include interiors, to coincide with the standard LEP clause relating to changes to interiors (5.10.2 (b)). The interior of houses not listed on the SHR and not specifically identified in the LEP schedules, such as “The Cobbles”, are not adequately protected. Currently there is no protected Craftsman interior in NSW.

The surviving interior of No. 73 The Boulevarde is a rare surviving substantially intact example of a “Mission Craftsman Interior”, a style popular in Sydney bungalows dating from 1917 – 1925. The interior is of a similar standard to contemporary examples published in the first half of the 1920s, the survival of which has not yet been confirmed. The design is important as a record of the ‘Mission Craftsman interior’ style predominantly only found in NSW. No other intact examples with an inglenook, beamed ceiling and internal doors has been located. The other surviving examples have had one element modified.

The influence of the *Craftsman* magazine and the ‘Californian’ style of bungalow reflected the trading route and exchange of ideas between Sydney and California between 1900 and 1930. The design demonstrates the adaptations of contemporary Californian architecture to Australia, and its adaptation to suit the available range of materials for buildings in Sydney.

Although now infilled, the front porch at No 73 The Boulevarde reflects a once common feature of residential architecture in suburban Sydney from the 1870s, the front Sleep Out Porch. The infilling is reversible.

5.0 Assessment of Heritage Significance

The criteria used to assess the significance of these properties are the criteria contained within the 2001 NSW Heritage Office publication, *Assessing Heritage Significance*, which were gazetted in April 1999. Contained within that publication are guidelines to assist in determining whether an item or place could be included or should be excluded from listing as a heritage item at either the State or Local levels.

5.1 No 73 The Boulevarde, Dulwich Hill

5.1.1 Application of the Assessment Criteria to *Bertsonie*, No 73 The Boulevarde, Dulwich Hill

The following section analyses the elements of No 73 The Boulevarde that do and do not meet the NSW Heritage Council’s criteria for heritage listing.

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

Guidelines for INCLUSION

- shows evidence of a significant human activity
- is associated with a significant activity or historical phase
- maintains or shows the continuity of a historical process or activity

Guidelines for EXCLUSION

- has incidental or unsubstantiated connections with historically important activities or processes
- provides evidence of activities or processes that are of dubious historical importance
- has been so altered that it can no longer provide evidence of a particular association

No 73 The Boulevarde, Dulwich Hill is an example of an interwar bungalow that constituted an important component in the infill development of the inner west suburbs (in between earlier Victorian and Federation houses) as well as being the result of the demolition of larger houses and subdivision of their grounds. In this respect it meets the guideline for inclusion under Criterion (a).

No 73 The Boulevarde, Dulwich Hill is an American-influenced bungalow and is a larger version of other bungalows in suburban Sydney (such as Mitchell's four-room "Mission craftsman" houses in Artarmon) and reflected the status of persons moving into the Dulwich Hill area.

No 73 The Boulevarde, Dulwich Hill has been altered with the addition of a First Floor set of rooms and by extending the original roof up to enclose the new rooms. However, the ground floor plan remains almost intact and the original room uses are evident and so the house still allows an interpretation of the historic uses of the rooms and an understanding of the way of life. The survival of the original milk and bread delivery box is also significant in being a physical manifestation of a food supply system that is no longer extant but is of historical and social importance.

The survival of the 1920s asbestos cement-clad garage is of significance as tangible physical evidence of the spread of car ownership in the interwar period.

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

Guidelines for INCLUSION

- shows evidence of a significant human occupation
- is associated with a significant event, person, or group of persons

Guidelines for EXCLUSION

- has incidental or unsubstantiated connections with historically important people or events
- provides evidence of people or events that are of dubious historical importance
- has been so altered that it can no longer provide evidence of a particular association

The ground floor plan of No 73 The Boulevarde, Dulwich Hill remains almost intact and the original room uses are evident and so the house still allows an interpretation of the historic uses of the rooms and an understanding of the way of life. Therefore, it meets the guideline for inclusion under Criterion (b).

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

Guidelines for INCLUSION

- shows or is associated with, creative or technical innovation or achievement
- is the inspiration for a creative or technical innovation or achievement
- is aesthetically distinctive
- has landmark qualities
- exemplifies a particular taste, style or technology

Guidelines for EXCLUSION

- is not a major work by an important designer or artist
- has lost its design or technical integrity
- its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
- has only a loose association with a creative or technical achievement

Whilst the exterior of No 73 The Boulevarde is a simple bungalow form that is representative of speculative housing, the interior of the house contains exceptional interior detailing that is unusual for speculative housing. The intact nature of the decorative ceilings, joinery, wall panelling and flooring in the Entry Vestibule, Cross Hall, Living Room, Dining Room, and Bedrooms 1, 2 & 3 are excellent examples of the application of Gustav Stickley's Craftsman houses to the Australian mass housing context. The intact inglenook is particularly rare in any housing in Australia, let alone suburban housing. No 73 The Boulevarde meets the guideline for inclusion under Criterion (c).

The surviving interior of No. 73 The Boulevarde is a rare surviving substantially intact example of a "Mission Craftsman Interior", a style popular in Sydney bungalows dating from 1917–1925. The interior is of a similar standard to contemporary examples published in the first half of the 1920s, the survival of which has not yet been confirmed. The design is important as a record of the 'Mission Craftsman interior' style predominantly only found in NSW. No other intact examples with an inglenook, beamed ceiling and internal doors has been located. The other surviving examples have had one element modified.

The influence of the *Craftsman* magazine and the 'Californian' style of bungalow, reflected the trading route and exchange of ideas between Sydney and California between 1900 and 1930. The design demonstrates the adaptations of contemporary Californian architecture to Australia, and its adaptation to suit the available range of building materials in Sydney.

Although now infilled, the front porch reflects a once common feature of residential architecture in suburban Sydney from the 1870s, the front Sleep Out Porch. The enclosure of the front verandah is reversible and is only a temporary degradation in terms of the guidelines for exclusion.

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

Guidelines for INCLUSION

- is important for its associations with an identifiable group
- is important to a community's sense of place

Guidelines for EXCLUSION

- is only important to the community for amenity reasons
- is retained only in preference to a proposed alternative

No 73 The Boulevarde does not meet the guidelines for inclusion under Criterion (d).

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

Guidelines for INCLUSION

- has the potential to yield new or further substantial scientific and/or archaeological information
- is an important benchmark or reference site or type
- provides evidence of past human cultures that is unavailable elsewhere

Guidelines for EXCLUSION

- the knowledge gained would be irrelevant to research on science, human history or culture
- has little archaeological or research potential
- only contains information that is readily available from other resources or archaeological sites

No 73 The Boulevarde does not meet the guidelines for inclusion under Criterion (e).

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

Guidelines for INCLUSION

- provides evidence of a defunct custom, way of life or process
- demonstrates a process, custom or other human activity that is in danger of being lost
- shows unusually accurate evidence of a significant human activity
- is the only example of its type
- demonstrates designs or techniques of exceptional interest
- shows rare evidence of a significant human activity important to a community

Guidelines for EXCLUSION

- is not rare
- is numerous but under threat

The intact nature of the decorative ceilings, joinery, wall panelling and flooring in the Entry Vestibule, Cross Hall, Living Room, Dining Room, and Bedrooms 1, 2 & 3 are excellent examples of the application of Gustav Stickley's Craftsman houses to the Australian mass housing context and the design is of exceptional interest in the local and Sydney context. The intact inglenook is particularly rare in any housing in Australia, let alone suburban housing. Surviving intact interiors are rare and most information regarding Craftsman interiors is only available in the publications of the time.

The survival of the original milk and bread delivery box is also significant in being a physical manifestation of a food supply system that is no longer extant but is now a defunct way of life.

The front verandah as a sleeping porch is a defunct custom.

No 73 The Boulevard meets the guideline for inclusion under Criterion (f).

Criterion (g): An item is important in demonstrating the principal characteristics of a class of NSW's

- cultural or natural places; or
- cultural or natural environments

(or a class of the local area's

- cultural or natural places; or
- cultural or natural environments).

Guidelines for INCLUSION

- is a fine example of its type
- has the principal characteristics of an important class or group of items
- has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity
- is a significant variation to a class of items
- is part of a group which collectively illustrates a representative type
- is outstanding because of its setting, condition or size
- is outstanding because of its integrity or the esteem in which it is held

Guidelines for EXCLUSION

- is a poor example of its type
- does not include or has lost the range of characteristics of a type
- does not represent well the characteristics that make up a significant variation of a type

The intact nature of the decorative ceilings, joinery, wall panelling and flooring in the Entry Vestibule, Cross Hall, Living Room, Dining Room, and Bedrooms 1, 2 & 3 are excellent examples of the application of Gustav Stickley's Craftsman houses to the Australian mass housing context and are fine examples of their type. The house interior is a significant variation of typical mass-produced housing of the period because of the richness of the decoration and the size of the house. It was intended for occupation by a professional man and his family and is outstanding for its integrity and original condition.

No 73 The Boulevard meets the guideline for inclusion under Criterion (g).

5.1.2 Statement of Significance (No 73 The Boulevard, Dulwich Hill)

No 73 The Boulevard, Dulwich Hill ("Bertsonie") is of historical significance at a Local level as an example of an interwar bungalow that constituted an important component in the infill development of the inner west suburbs (in between earlier Victorian and Federation houses) as well as being the result of the demolition of larger houses and subdivision of their grounds. The ground floor plan remains almost intact and the original room uses are evident and so the house still allows an interpretation of the historic uses of the rooms and an understanding of the way of life. The survival of the original milk and bread delivery box is also significant in being a physical manifestation of a food supply system that is no longer extant but is of historical and social importance. The survival of the 1920s asbestos cement-clad garage is of significance as tangible physical evidence of the spread of car ownership in the interwar period.

No 73 The Boulevard, Dulwich Hill is of aesthetic significance at a Regional level because of the intact nature of the decorative ceilings, joinery, wall panelling and flooring in the Entry Vestibule, Cross Hall, Living Room, Dining Room, and Bedrooms 1, 2 & 3 are excellent examples of the application of Gustav Stickley's Craftsman houses to the Australian upper middle-class mass housing context. The intact inglenook is particularly rare in any housing in Australia, let alone suburban housing. Intact Craftsman interiors of this quality and size are rare in the Sydney context and rare in the speculative housing market.

5.1.3 Schedule of significant elements (No 73 The Boulevarde Dulwich Hill)

The following schedule of elements uses levels of significance as set out in the 2001 NSW Heritage Office publication, *Assessing Heritage Significance*.

Element	Significance level
Exterior:	
Unpainted stone and brick walls & chimney	Exceptional
Paint on brickwork	Intrusive
Timber windows	Exceptional
Concrete verandah columns	Exceptional
Later timber window enclosure to front verandah/sleep-out porch	Intrusive
Roof tiles	Exceptional
Metal roofed rear verandah	Intrusive
Asbestos cement garage	Exceptional
Interior:	
Entry Vestibule and Cross Hall:	
Front door, vestibule light fitting, light fitting beyond cross hall screen, hollow core door to southern bedroom on west of cross hall	Intrusive
Room volume, timber floor, stained timber wall panelling, skirting and plate shelf, plaster and stained timber ceiling, double glass doors & door furniture between vestibule and hall, screen between cross hall and main hall, vestibule seat, sliding glass doors & door furniture to Living Room, door & door furniture to northern bedroom on west of hall, door & door furniture to bedroom at north end of hall, stained timber window in south wall	Exceptional
Living Room:	
Room volume, timber floor, stained timber architraves, skirting and picture rail, plaster and stained timber ceiling, ingle nook stained panelling, plate shelf, leadlight fronted cabinets, posts & seats, brick and timber fireplace & brick hearth, glass door to Dining Room, stained timber windows in south wall, light fitting	Exceptional
Dining Room:	
Room volume, timber floor, plaster and stained timber ceiling, timber skirtings, picture rail & architraves, window	Exceptional
Paint on joinery, ceiling fan	Intrusive
Kitchen:	
Room volume	Exceptional
Fixtures fittings, window	Neutral
Pantry off Kitchen:	
Room volume	Exceptional
Window	Neutral
West bedroom at south end:	
Room volume, timber floor, stained timber architraves, skirting and picture rail, plaster and stained timber ceiling, stained timber windows in south wall, light fitting	
Door to verandah, door to hall, marble fireplace surround	Intrusive
West bedroom at north end:	
Room volume, timber floor, stained timber architraves, skirting and picture rail, decorative plaster ceiling & cornice, stained timber windows in south	Exceptional

Element	Significance level
wall, brick & timber fireplace surround & chimney breast timberwork, panel door & door furniture to hall, glass door & door furniture to verandah	
Ceiling fan	Intrusive
North bedroom at end of cross hall:	
Room volume, timber floor, plaster ceiling & cornice, timber skirtings, picture rail & architraves, window	Exceptional
Paint on joinery, light fitting	Intrusive
Front verandah (see also Exterior):	
1940s Bathroom at north end	Little
Study:	
Timber floor, timber picture rail, skirtings, architraves, window, plaster ceiling & cornice	Exceptional
Room volume, paint on joinery, stair and stair enclosure to first floor	Intrusive
Bathroom:	
Room volume, timber window	Exceptional
Fixtures, fittings, tiles	Intrusive
Laundry:	
Room volume, timber window	Exceptional
Fixtures, fittings, tiles	Intrusive
Enclosed rear porch:	
Former doorway into current Dining, former food delivery hatch into current Dining	Exceptional
Doors enclosing porch	Intrusive

5.2 No 73A The Boulevard, Dulwich Hill

Whilst the house at No 73A The Boulevard, Dulwich Hill is not a part of the application for redevelopment the owner of the house has suggested that it could be listed as an item of environmental heritage.

Inspection of the house in 2018 revealed substantial alterations to the rear of the house were underway and that previous alterations and additions had been carried out in the 1980s. The resultant first floor brick extension is not being removed or altered in the current alterations to the house to mitigate the visual impact of the addition on the original form of the house. Extent of surviving Art Nouveau detailing is significant, for the variations between the European Secession Style and the British fondness for plant motifs (and Adamesque plaster ceilings).

5.2.1 Application of the Assessment Criteria to, No 73A The Boulevard, Dulwich Hill

The following section analyses the elements of No 73A The Boulevard that do and do not meet the NSW Heritage Council's criteria for heritage listing.

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

Guidelines for INCLUSION

- shows evidence of a significant human activity
- is associated with a significant activity or historical phase
- maintains or shows the continuity of a historical process or activity

Guidelines for EXCLUSION

- has incidental or unsubstantiated connections with historically important activities or processes
- provides evidence of activities or processes that are of dubious historical importance
- has been so altered that it can no longer provide evidence of a particular association

No 73A The Boulevard, Dulwich Hill is an example of an interwar bungalow that constituted an important component in the infill development of the inner west suburbs (in between earlier Victorian and Federation houses) as well as being the result of the demolition of larger houses and subdivision of their grounds. In this respect it meets the guideline for inclusion under Criterion (a).

No 73A The Boulevarde, Dulwich Hill is an Interwar Bungalow with exterior and some interior details reflecting those of the previous Federation period and other details reflecting a sophisticated European influence through the European Secession Style motifs. In this respect, No 73A The Boulevarde reflects the melting pot of different style ideas that permeated the interwar period.

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

Guidelines for INCLUSION

- shows evidence of a significant human occupation
- is associated with a significant event, person, or group of persons

Guidelines for EXCLUSION

- has incidental or unsubstantiated connections with historically important people or events
- provides evidence of people or events that are of dubious historical importance
- has been so altered that it can no longer provide evidence of a particular association

The front portion of the ground floor plan of No 73A The Boulevarde, Dulwich Hill remains almost intact and the original room uses are evident and so the house still allows a partial interpretation of the historic uses of the rooms and an understanding of the way of life.

The house's construction is also associated with the work of a builder/developer, William Mitchell, who worked in a number of Sydney suburbs, as both an example of his development work and as his own home. Therefore, it meets the guideline for inclusion under Criterion (b).

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

Guidelines for INCLUSION

- shows or is associated with, creative or technical innovation or achievement
- is the inspiration for a creative or technical innovation or achievement
- is aesthetically distinctive
- has landmark qualities
- exemplifies a particular taste, style or technology

Guidelines for EXCLUSION

- is not a major work by an important designer or artist
- has lost its design or technical integrity
- its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
- has only a loose association with a creative or technical achievement

The exterior of No 73A The Boulevarde is a simple bungalow form that is representative of speculative housing and harks back to the Federation period in style and detail. Some of the interior details such as panel doors and fireplace tile design also reflect the aesthetics of the previous period.

However, some of the decorative elements of the interior of the house reflect a more sophisticated aesthetic not ordinarily associated with mass speculative housing, as evidenced by the design of the timber fireplace surrounds in the front bedroom and the bedroom opening onto the front side verandah as well as the pattern of the decorative plaster hall ceiling. The patterning of the hall plaster ceiling references European taste in the Secession Movement and the timber fireplace surround in the front bedroom is a referral back to the nineteenth century Aesthetic Movement. No 73A The Boulevarde meets the guideline for inclusion under Criterion (c).

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

Guidelines for INCLUSION

- is important for its associations with an identifiable group
- is important to a community's sense of place

Guidelines for EXCLUSION

- is only important to the community for amenity reasons
- is retained only in preference to a proposed alternative

No 73A The Boulevarde has an association with master builders in that it was the home of builder/developer, William Mitchell and, therefore meets the guidelines for inclusion under Criterion (d).

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

Guidelines for INCLUSION

- has the potential to yield new or further substantial scientific and/or archaeological information
- is an important benchmark or reference site or type
- provides evidence of past human cultures that is unavailable elsewhere

Guidelines for EXCLUSION

- the knowledge gained would be irrelevant to research on science, human history or culture
- has little archaeological or research potential
- only contains information that is readily available from other resources or archaeological sites

No 73A The Boulevarde does not meet the guidelines for inclusion under Criterion (e).

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

Guidelines for INCLUSION

- provides evidence of a defunct custom, way of life or process
- demonstrates a process, custom or other human activity that is in danger of being lost
- shows unusually accurate evidence of a significant human activity
- is the only example of its type
- demonstrates designs or techniques of exceptional interest
- shows rare evidence of a significant human activity important to a community

Guidelines for EXCLUSION

- is not rare
- is numerous but under threat

The intact nature of the decorative ceilings, exceptionally fine fireplaces, and joinery in the front portion of the house means that No 73A The Boulevarde meets the guideline for inclusion under Criterion (f).

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

(or a class of the local area's
– cultural or natural places; or
– cultural or natural environments).

Guidelines for INCLUSION

- is a fine example of its type
- has the principal characteristics of an important class or group of items
- has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity
- is a significant variation to a class of items
- is part of a group which collectively illustrates a representative type
- is outstanding because of its setting, condition or size
- is outstanding because of its integrity or the esteem in which it is held

Guidelines for EXCLUSION

- is a poor example of its type
- does not include or has lost the range of characteristics of a type
- does not represent well the characteristics that make up a significant variation of a type

The intact nature of the decorative ceilings, exceptionally fine fireplaces, and joinery in the front portion of the house are fine examples of their type. The house interior is a significant variation of typical mass-produced housing of the period because of the unusual nature of the decoration and the size of the house. It was intended for occupation by the owner/builder and is outstanding for its integrity and original condition in the front section of the house.

No 73A The Boulevarde meets the guideline for inclusion under Criterion (g).

5.2.2 Statement of Significance (No 73A The Boulevarde, Dulwich Hill)

No 73A The Boulevarde, Dulwich Hill is of historical significance at a Local level as an example of an interwar bungalow that constituted an important component in the infill development of the inner west suburbs (in between earlier Victorian and Federation houses) as well as being the result of the demolition of larger houses and subdivision of their grounds. The front portion of the ground floor plan remains almost intact and the original room uses are evident in this section.

No 73A The Boulevarde, Dulwich Hill is of social significance as an example of the work of builder/developer, William Mitchell, who developed, financed and let houses in the wider Sydney area.

No 73A The Boulevarde, Dulwich Hill is of aesthetic significance at a Local level because of the intact nature of the decorative ceilings, fireplaces and joinery in the front section of the house as applied to a house intended for the upper middle class mass housing market.

5.2.3 Schedule of significant elements (No 73A The Boulevarde Dulwich Hill)

The following schedule of elements uses levels of significance as set out in the 2001 NSW Heritage Office publication, *Assessing Heritage Significance*.

Element	Significance level
Exterior:	
Unpainted stone and brick walls & chimney of original front section of the house	Exceptional
1980s first floor addition and later additions	Intrusive
Timber windows & doors	Exceptional
Aluminium windows	Intrusive
Timber verandah posts, fibre cement and timber gable sheeting and fibre cement verandah soffit lining	Exceptional
Roof tiles (form and material)	Exceptional
Tiled front path	Exceptional
Front fence stonework	Exceptional
Front fence gates	Intrusive
Garage	Intrusive
Interior:	
Living Room, three Bedrooms, Dining Room, Entry (cross) Hall and Hall:	
Room volumes, skirtings, architraves, decorative plaster ceilings, plaster arch, fireplace tiles (including hearth tiles), timber fireplace surrounds, panel doors	Exceptional

Element	Significance level
and door furniture, timber windows, leadlight glass, front door and leadlight glass	
Bathroom:	
Room volume, decorative plaster ceiling, door	Exceptional
Wall & floor tiles, fixtures and fittings, window	Intrusive
Modern rear rooms:	Intrusive

6.0 Conservation Area

The report by Sue Rosen Associates suggested that both Nos 73 & 73A The Boulevarde could be incorporated into an expanded Lewisham Heritage Conservation Area including Eltham Street. The housing in Eltham Street, and extending part of the way into the adjacent streets of The Boulevarde and Denison Road is primarily of the Victorian period and the houses have a consistency of form and, in most cases, of detailing that warrants further investigation by Inner West Council for a possible new Heritage Conservation Area or an addition to an existing Heritage Conservation Area. However, the two houses at Nos 73 & 73A The Boulevarde are interwar bungalows which is of a different period of construction and architectural style than the majority of the area surrounding Eltham Street. Whilst one of the characteristics of the Lewisham Heritage Conservation Area is a mixture of nineteenth and twentieth century architectural styles and building forms the consistency of the housing in the Eltham Street area may preclude the inclusion of these two interwar bungalows. Moreover, the two houses at Nos 73 & 73A The Boulevarde are separated from the Victorian period housing by a 1960s three-storey block of flats at No 71 The Boulevarde.

However, it is recommended that Council investigate the possibility of the two houses being listed as a small group (including interiors but excluding the non-original additions).

7.0 Conclusion

It is recommended that No 73 The Boulevarde, Dulwich Hill be listed as an item of environmental heritage on the Marrickville LEP (including the interiors of the intact rooms, including the inglenook) and all the features to be protected by being listed on Schedule 5 of the LEP.

It is recommended that No 73A The Boulevarde, Dulwich Hill be listed as an item of environmental heritage on the Marrickville LEP (limited to the front garden, path & fence, the exterior of the front section of the house – ie in front of the first floor addition – and the interior of the front section of the house (including the interiors of the intact rooms, including the ceilings and fireplaces) and all the features to be protected by being listed on Schedule 5 of the LEP.

It is recommended, if No 73 The Boulevarde, Dulwich Hill is not listed, that it be archivally recorded in hand-drawn measured drawings (including floor plans, elevations, large scale drawings of details such as the inglenook, timber panelling, timber & plaster ceilings, fireplaces, doors, etc) and in professional photographs. The archival recording is to be lodged with Inner West Council and with the Caroline Simpson Library & Research Collection at Sydney Living Museums.

It is recommended, if No 73A The Boulevarde, Dulwich Hill is not listed, that it be archivally recorded in hand-drawn measured drawings (including floor plans, elevations, large scale drawings of details such as the fireplaces, etc) and in professional photographs. The archival recording is to be lodged with Inner West Council and with the Caroline Simpson Library & Research Collection at Sydney Living Museums.

It is recommended that Council investigate the creation of a Heritage Conservation Area centred on Eltham Street, Dulwich Hill. Refer to the attached map of the area for a suggested area for further investigation and evaluation.

It is not recommended that Nos 73 & 73A The Boulevarde, Dulwich be included in any expanded or new Heritage Conservation Area but they be investigated for listing as a small group (including the interiors but excluding the modern additions).

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for
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