

# WAREHOUSE BUILDING 6 LIVINGSTONE ROAD PETERSHAM HERITAGE ASSESSMENT REPORT



For

Marrickville Council

June 2014

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## 1.0 INTRODUCTION & BACKGROUND INFORMATION

### 1.1 THE BRIEF

This heritage assessment report has been prepared on behalf of Marrickville Council to assess the heritage significance of the Warehouse Building - also known as the Beynon & Hayward Building - at No. 6 Livingstone Road, Petersham. This report also considers the relationship of the subject building with nearby retail buildings on New Canterbury Road, which were historically associated with the site prior to a subdivision in 2009.

### 1.2 APPROACH AND METHODOLOGY

The methodology used in this report is in accordance with the guidelines of the NSW Heritage Manual and in accordance with the latest version of The NSW Heritage Division, Office of Environment & Heritage (OEH) Assessing Heritage Significance guidelines. This report is also in accordance with the principles and definitions set out in the Australia ICOMOS Burra Charter 2013 and its Practice Notes.

### 1.3 LIMITATIONS

The site was visited by Chery Kemp, Heritage Specialist, of Paul Davies Pty Ltd on 1 April 2014. The subject site was inspected and photographed. The inspection was undertaken as a visual inspection only. There was no demolition, opening up or clearing.

The historical outline provides background information sufficient to provide understanding of the development of the site and inform significance analysis.

An archaeological assessment has not been included.

### 1.4 AUTHOR IDENTIFICATION

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

This report was authored by Chery Kemp with historical research undertaken and history written by Elizabeth Conroy, Historian sub consultant.

## 1.5 DEFINITIONS

For the purposes of this report

**Local** refers to Marrickville Council area; and

**State** refers to New South Wales.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## 1.6 SITE LOCATION

The real property description of the property at 6 Livingstone Road, Petersham is Lot 11, DP1145054. The site is located on the eastern side of Livingstone Road, just south of five allotments which front onto New Canterbury Road to the north.

Note the historically related building at 112 New Canterbury Road is on Lot 12, DP1145054

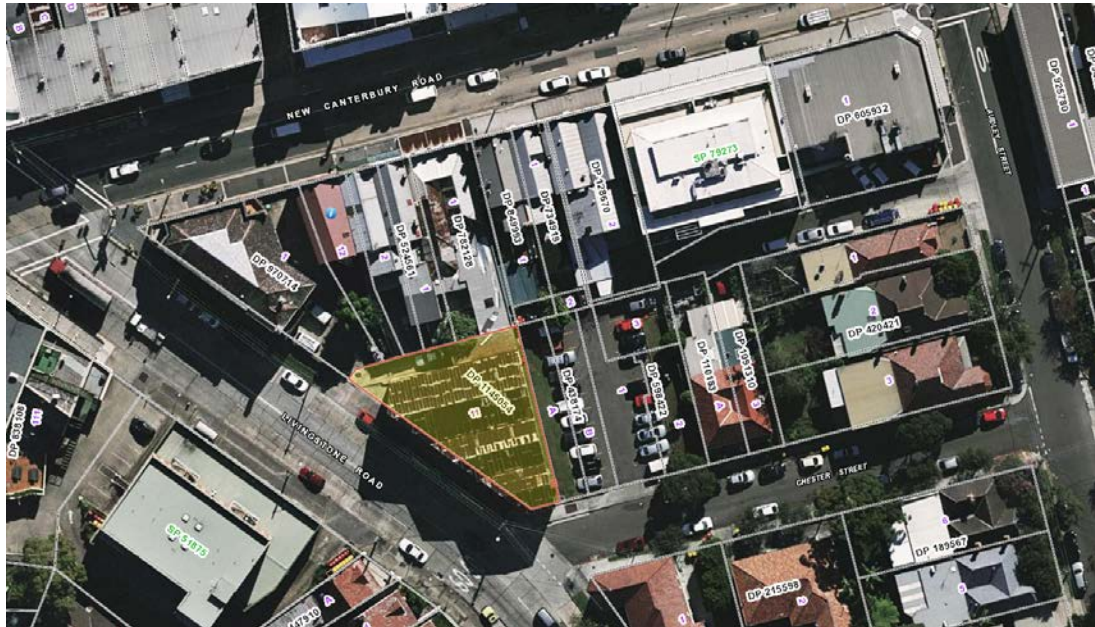


Figure 1 Location of site, 6 Livingstone Road, Petersham (outlined in red, shaded yellow) Source: NSW Land & Property Information Six Maps.



Figure 2: 1943 aerial photo of site, 6 Livingstone Road, Petersham (outlined in red, shaded yellow), showing the existing building on the site has the same roof form at this date. Source: NSW Land & Property Information Six Maps

## 1.7 STATUTORY LISTINGS AND CONTROLS

### NSW Heritage Act 1977

The property is not included on the State Heritage Register (SHR).



## Local Environmental Plan (LEP)

The property is not a listed heritage item in any LEP.

In the Marrickville LEP 2011, the property is adjacent to a heritage item, the former Commercial Bank Co. Sydney building (Item No. I205, 114 New Canterbury Road) to the north of the property) and also just south of Heritage Conservation Area C25: Petersham Commercial Precinct Heritage Conservation Area listed in Schedule 5: Environmental Heritage Part 2: Heritage Conservation Areas of the LEP.

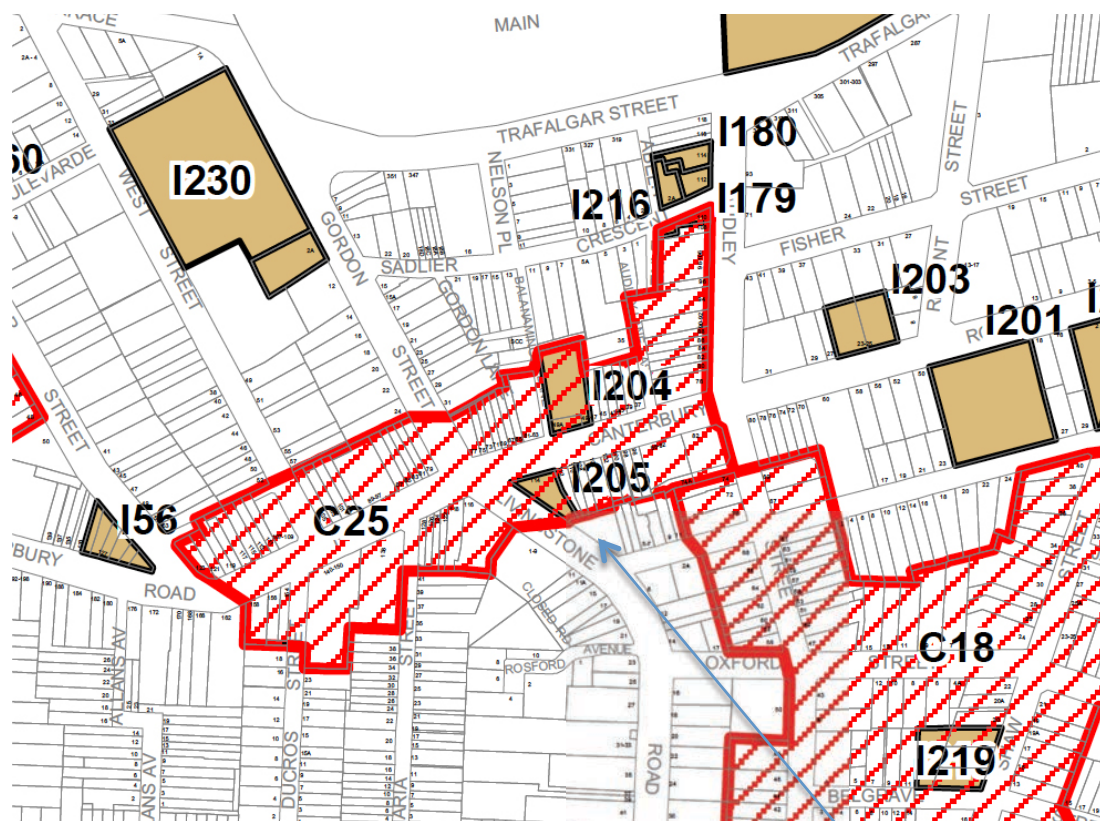


Figure 3: Extract of Marrickville LEP 2011 Heritage Map 003 showing the location of the property at 6 Livingstone Rod (indicated via blue arrow) adjacent to a heritage item and to Heritage Conservation Area C25

## 1.8 NON-STATUTORY LISTINGS

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

## 1.9 PLANNING CONTROLS

The site is zoned B2: Local Centre under the Marrickville LEP 2011, as shown in Figure 4 below. Note the adjacent Council car park is zoned R4 High Density Residential.

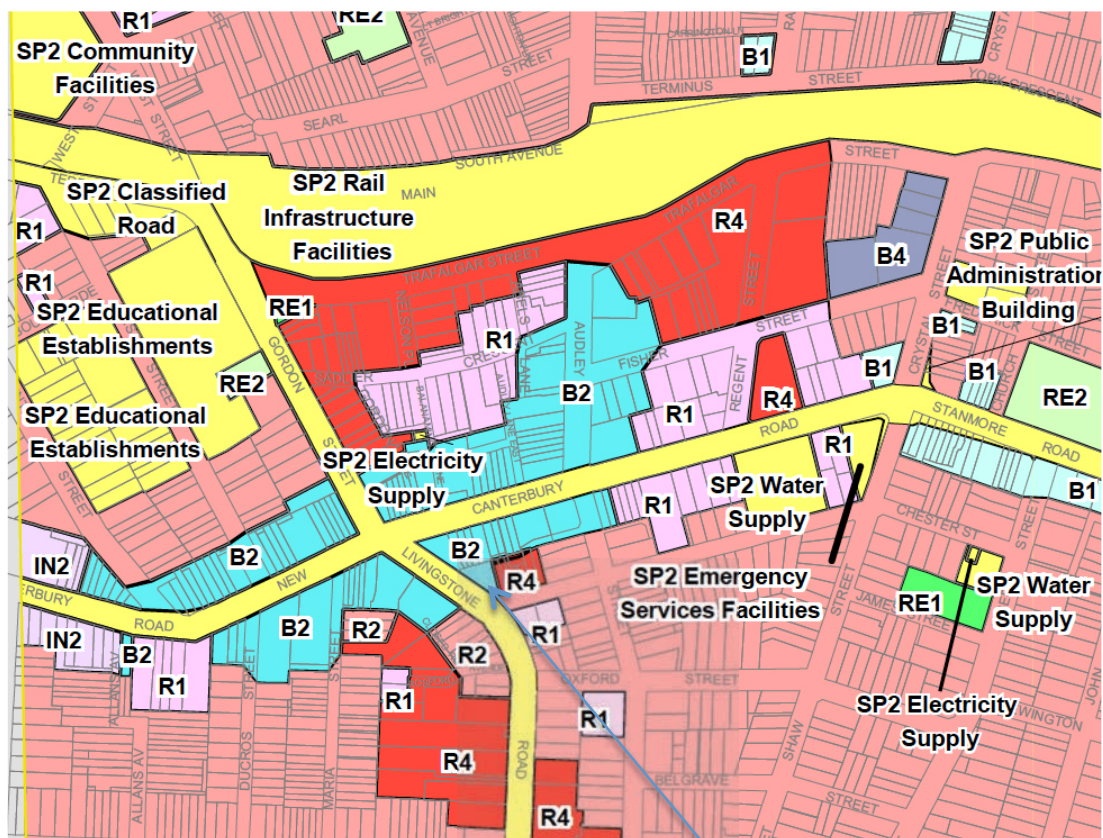


Figure 4: Extract of Marrickville LEP 2011 zoning map 003, showing the site (indicated with blue arrow) as B2: Local Centre (light blue).

The objectives of Zone B2 are as follows:

### Zone B2 Local Centre

#### 1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To provide housing attached to permissible non-residential uses which is of a type and scale commensurate with the accessibility and function of the centre or area.
- To provide for spaces, at street level, which are of a size and configuration suitable for land uses which generate active street-fronts.
- To constrain parking and reduce car use.

The only use permitted without consent in the zone is "home occupations." Uses permitted with consent are specified in the LEP as:

#### 3 Permitted with consent

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hostels; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tourist and visitor accommodation; Any other development not



specified in item 2 or 4 (clause 4 of this section being the clause that lists prohibited uses, as specified below).

#### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities.

#### **Summary of Effect of Zoning controls**

Storage premises (which is the most recent use of the warehouse building) is prohibited in the zone, and could only continue as an “existing use.”

Residential accommodation is prohibited except where “attached to permissible non-residential uses which is of a type and scale commensurate with the accessibility and function of the centre or area.” (Zone Objective), and shop-top housing is specifically allowed. Tourist, educational, retail or commercial uses are allowed.

### **1.10 HEIGHT & FSR CONTROLS**

The site’s allowable FSR as shown on Marrickville LEP 2011 FSR Map 003 is T4: 2.2:1. The maximum allowable building height as shown on the Marrickville LEP 2011 Height Map 003 is P: 17.0 metres.

The allowable FSR for the adjacent car park (on the same LEP map) is Q 1.3:1. The maximum allowable building height for the adjacent car park as shown on the Marrickville LEP 2011 Height Map 003 is Q: 20.0 metres.

## 2.0 HISTORICAL OVERVIEW

### 2.1 METHOD & LIMITATIONS

This historical overview was prepared using a range of primary and secondary historical resources including original land titles and survey plans, Sands Municipal Directories, the surviving Rate books held by Marrickville Council, contemporary newspapers and the Metropolitan Detail Sheets prepared by the New South Wales Water Board.

These revealed that the subject property at 6 Livingstone Road was for most of the 19<sup>th</sup> and early 20<sup>th</sup> Centuries developed and used as part of the larger holding comprised of Lots 13,14, 15 and 16 of Section 12 of the town of Norwood. Most of these lots had frontage to New Canterbury Road and were developed for a series of retail and commercial purposes, some of which were directly linked to the subject property. The following historical overview therefore includes exploration of the complex pattern of ownership and uses of the other parcels within the group.

The listings in the Sands Directory provide a wealth of information about the occupation and development of the land until 1933, but several discrepancies and errors in the recording of occupants on the land and adjoining precincts were noted. Where found they were examined in the context of the other sources and were taken into account when identifying the chronology of occupation of the shops and sub-tenancies. It should be noted however that none of these were found to have a significant impact on the substantive historical narrative for the property.

Further challenges were posed by the changes in street names and general lack of street numbering prior to 1900, and by the significant discrepancies in numbering in the early years of the 20<sup>th</sup> Century. Once again where appropriate these properties have been identified by inference to their approximate position relative to streets and surrounding properties. New Canterbury Road was known as Canterbury New Road until 1928, Chester Street was also known as Chester Place, and Livingstone Road was New Cooks River Road until c.1880s. In this report the streets and roads will be referred to by their current name. New Canterbury Road seems to have been formally re-numbered at least twice since the implementation of the numbering system in Sands in 1900, therefore what is now known as 112 New Canterbury Road was originally known as 108 Canterbury New Road, and later, 110. The same goes for what was once 112 New Canterbury Road, which is now 114. It should also be noted that 6 Livingstone Road was listed in Sands as 2-4 Livingstone Road until at least 1933.

### 2.2 EARLY HISTORY OF THE PETERSHAM ESTATE AND NORWOOD

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

The first European settlement at Marrickville was at Petersham in October 1793. Governor Grose had instigated the sowing of 20 acres of Indian corn in the area to try to ease the colony's food shortage. It was soon discovered that the large stands of timber on the

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<sup>1</sup> Information from <http://www.marrickville.nsw.gov.au/en/library/history-services/our-local-history/>

northern ridge of the municipality could provide a valuable resource for the early colony. Land grants were made to many army and officers for farms, whilst the wider area soon became known as a favourable source of timber.<sup>2</sup>



Figure 5: Plan of the Parish of Petersham showing the location of McKellar's two grants (shaded yellow). Accessed via State Library of NSW

The subject property is situated on a 40-acre parcel of land that was granted by Governor Grose to Neil McKellar on 11 December 1794. This 40-acre grant was one of two made to McKellar; the other being a larger 60-acre parcel granted on the same day of 11 December. The grants abutted the southern end of Johnson's well-known Annandale Estate.

McKellar was an ensign in the New South Wales Corps and arrived in the colony on 21 April 1791. He was promoted to position to Lieutenant in 1795 and in 1800 he became the secretary and aide-de-camp to Governor King. McKellar intended to name his parcel of 100 acres Glendervall Farm, a reference to his Scottish roots. It is unclear if this name was formalized. McKellar's association with his 100 acres at Petersham was brief, for he was

<sup>2</sup> Cashman, R, Meader, C. *Marrickville*. Hale & Iremonger, p 143.

ordered by Governor King to return to England after his involvement as Lieutenant-Colonel Paterson's second in his duel with the infamous John Macarthur. McKellar never arrived in England and it is assumed that he died at sea in 1802.<sup>3</sup> (Marrickville: Rural Outpost to Inner City).

By 1817 the holding was known as the Petersham Estate and a house, known as Petersham House, had been constructed adjacent to the railway line at the south-eastern intersection of Railway Terrace and West Street, to the north-west of the subject property. Petersham House was offered for sale by Garnham Blaxcell in 1817. Blaxcell was one of the merchants, ironically also connected with John Macarthur, as one of the three merchants who were granted the monopoly of the import and sale of rum and other spirituous liquors to the colony. The venture ruined Blaxcell financially and he was forced to sell Petersham House to recover some of his losses<sup>4</sup>.

In 1826 William Charles Wentworth purchased and lived in Petersham House whilst building his mansion at Vacluse. Wentworth's tenure was short and by 1827 the house was occupied by William Wardell, Wentworth's partner in his 'Australian' newspaper before he moved to 'Sarahdell' on Parramatta Road near Leichardt. In 1839 Petersham House and its 3000 acres of land, including 6 acres of gardens and orchards surrounding the house, were offered for a two-year lease by auction. (The Sydney Monitor and Commercial Advertiser, Friday 8 Feb 1839, P 1. Accessed via Trove)

The Petersham Estate remained substantially intact during this time, although advertisements in contemporary newspapers reveal that small portions were excised and offered for separate sale over the years.<sup>5</sup>

The first major sale of the Petersham Estate commenced in 1849, when it was subdivided into over 100 lots and heavily promoted as suitable for small farms or substantial villas. Terms for purchasers were generous, with seven years credit offered at the outset and up to 10 years by the end of 1849, presumably in a bid to encourage what had been slow sales.<sup>6</sup> The promotion of the sale also coincided with the announcement that the proposed railway line to Parramatta would be diverted through the Petersham Estate, with the possibility of a railway station to also be constructed.<sup>7</sup>

One of the particularly desirable parcels of the Petersham Estate was a cottage and garden known as "Sydenham House" which was sited directly to the north of the subject property on the corner of what is now Gordon Street and New Canterbury Road. It was described as "a neat and comfortable cottage built of brick containing two rooms, with a fine large room attached, built of weatherboards; there are also two sheds attached."<sup>8</sup>

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<sup>3</sup> Cashman, R, Meader, C. Marrickville. p 82.

<sup>4</sup> Marrickville Heritage Study Review Sheet AS3 2001

<sup>5</sup> For example an advertisement was placed in the Sydney Morning Herald for the land at the eastern end of the estate known as the Piperston estate and described as "a very old selection of the Petersham Estate". (13 January 1843, Sydney Morning Herald, accessed via Trove)

<sup>6</sup> Monday 24 December 1849, Sydney Morning Herald, p.3 accessed via Trove

<sup>7</sup> Saturday 12 May 1849, Sydney Morning Herald, p.2 accessed via Trove

<sup>8</sup> Friday 14 December 1855, Empire, p.8 accessed via Trove

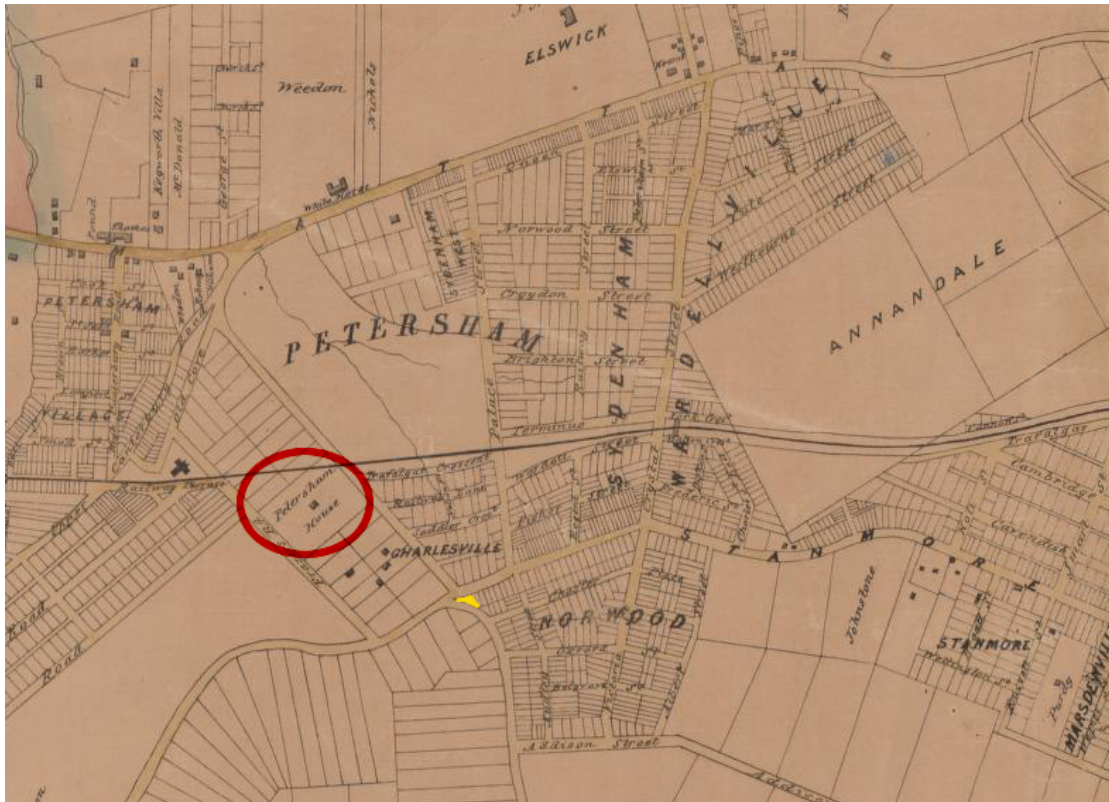


Figure 6: Detail of the 1857 Reuss and Browne map of Sydney and surrounding districts showing the area of smaller lots created when the Petersham Estate was subdivided. The location of Petersham House is shown circled and the subject property is to its south-east (shaded yellow). Accessed via Trove, <http://nla.gov.au/nla.map-f108-b1>

Despite the hyperbole in the promotion of the Estate, sales throughout 1849 remained generally slow due to the general depression in real estate at the time, and land continued to be advertised for several following years as being “excellent for market gardens or as beautiful and healthy sites for country villas”.<sup>9</sup>

James Robert Harrison, a merchant of the City of Sydney, had acquired part of the Petersham Estate by 1856. A search in the archives of the Department of Lands revealed little about the year or size of Harrison’s acquisition, however it was revealed that in 1856 a township named ‘Norwood’ had been planned on Harrison’s holding. Whether the township was Harrison’s decision, or whether it had been included in Harrison’s purchase, is unstated.

<sup>9</sup> 1 June 1850, Sydney Morning Herald, p.4 accessed via Trove





Figure 7: Extract from plan attached to the Primary Application Book 44, No.294 showing the 1856 subdivision of part of the Norwood Township within the Petersham Estate. The subject land was within Section 12 of this subdivision (highlighted yellow). (PA Book 44, No.294 and 295, Land Titles Office of NSW)

On 23 July 1856 Harrison sold lots 13,14,15 and 16 (part of section 12) of the Norwood Township to Henry Ferris, also a merchant of the City of Sydney, for 150 pounds. A requirement for an uninterrupted right of way was included in the sale however the location of this Right of Way was not depicted in the plan attached to the purchase. The subject property sits on Lot 13 of Section 12 in this Norwood Estate, as depicted below.

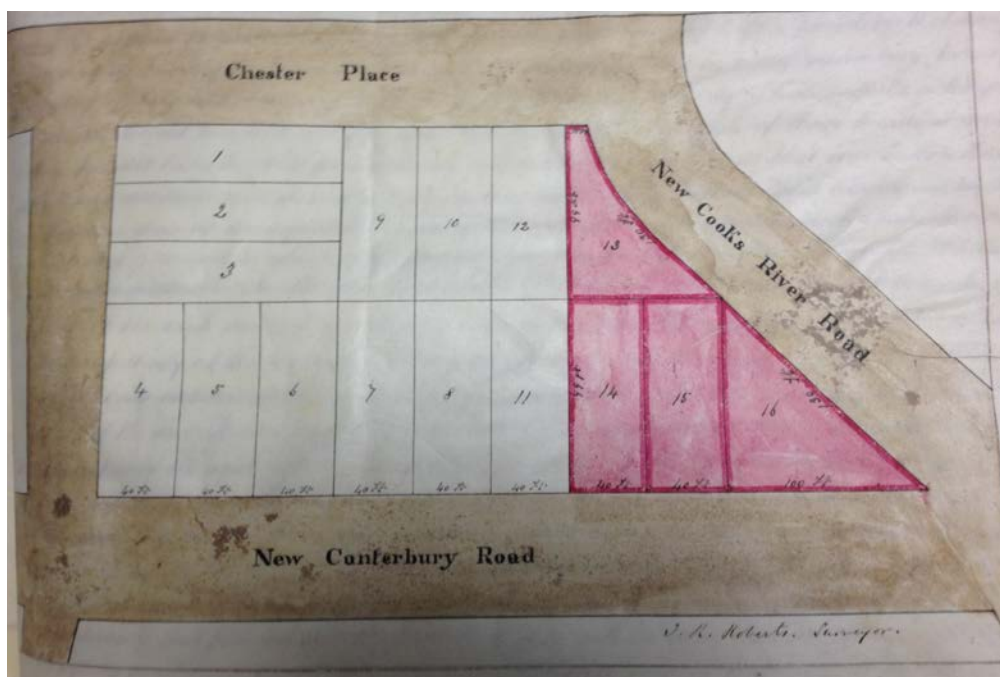


Figure 8: Extract from the Primary Application Book 44, No. 295 which shows the extent of Ferris' purchase within the Norwood Township, later acquired by James Gould. The plan is oriented with north to the bottom of the page, and the subjected property is within Lot 13, the upper part shaded pink in this drawing. (PA book 44, No 295, Land Titles Office of NSW)

It is unknown how Ferris utilized his land, and his ownership only lasted a short time. In 1857 he transferred all four lots to R. Brooks, who held the parcel for seven years. A search of available contemporary newspapers similarly reveals little about Brooks' use of the land. In 1865 Brooks transferred the land to E.C Stephen, who in turn transferred the land to T. Sullivan eleven years later, in 1876.<sup>10</sup>

## 2.3 DEVELOPMENT OF LOTS 13, 14, 15 AND 16 OF SECTION 12 OF THE NORWOOD ESTATE

James and Ann Gould purchased the land from Sullivan in 1879.<sup>11</sup>

The Gould family became long term owners and occupants of the property and it was under their ownership that much of the development on the site took place.

James Gould (senior) is listed as a butcher in Sands, having a shop further to the north along New Cooks River Road prior to purchasing the subject land. He then established a butcher shop on the site, a use which was continued by others on the corner of New Canterbury Road and Livingstone Road until the shop was demolished circa 1915 for the erection of the Commercial Bank building.

James Gould (junior) was a prominent local resident who owned and developed most of the site, including the subject land, as part of his business as a produce merchant, which he carried out with other members of his family under the name of "Gould and Sons".

<sup>10</sup> Primary Application no. 13572, Land Title Office of NSW

<sup>11</sup> This, and later transactions between the Gould and Jones families included a third party H. MacNamara, whose role in the transactions is unclear.

James Gould junior was a founder of the Marrickville Cottage Hospital and was also active in local politics, serving on Marrickville Council as an Alderman for 18 years and as Mayor in 1897, 1898 and 1905.<sup>12</sup>



Figure 9: (Left) An 1899 photo of James Gould (junior), who served on Marrickville Council for 18 years including three terms as Mayor. Image Source: Marrickville Council Library Local Studies Collection File No. 000/000799

In 1879, the same year of their purchase of the four lots, James (senior) and Ann Gould subdivided Lot 14 and sold part of Lot 14 to Martha Jones, who by the following year had established a greengrocer shop on the site fronting Canterbury New Road (104 New Canterbury Road). Martha Jones transferred this purchase to J Jones in 1880, whilst James and Ann Gould retained ownership of Lots 13, 15, 16 as well as the residue of Lot 14. Martha continued to operate a greengrocer from her property and then on-sold it to other businesses. There is likely to have been a long-standing relationship between the Gould and Jones family, for James Gould junior had married Matilda Ann Jones at Sydney in 1875<sup>13</sup> and there were later transactions between the two families.

In 1879 Mr. Gould, Butcher, constructed a building on his land at Petersham, for which he advertised for Tenders for “plumber’s work” and “plastering” in November of that year.<sup>14</sup>

<sup>12</sup> Thursday 21 April 1927, Sydney Morning Herald, p.13 accessed via Trove

<sup>13</sup> NSW Marriage Certificate No. 173/1875 and marriage notice Sydney Morning Herald 3 March 1875 page 1: ‘GOULD-JONES – February 13 by the Rev Dr. Fullerton LLD, James Gould to Ann Matilda (sic), second eldest daughter of Edward Jones, butcher, of Parramatta-Road, Ashfield.’

<sup>14</sup> Tenders advertisements placed by Mr. Gould, Butcher, Petersham for completion of a building at Petersham, Sydney Morning Herald, 26 November 1879

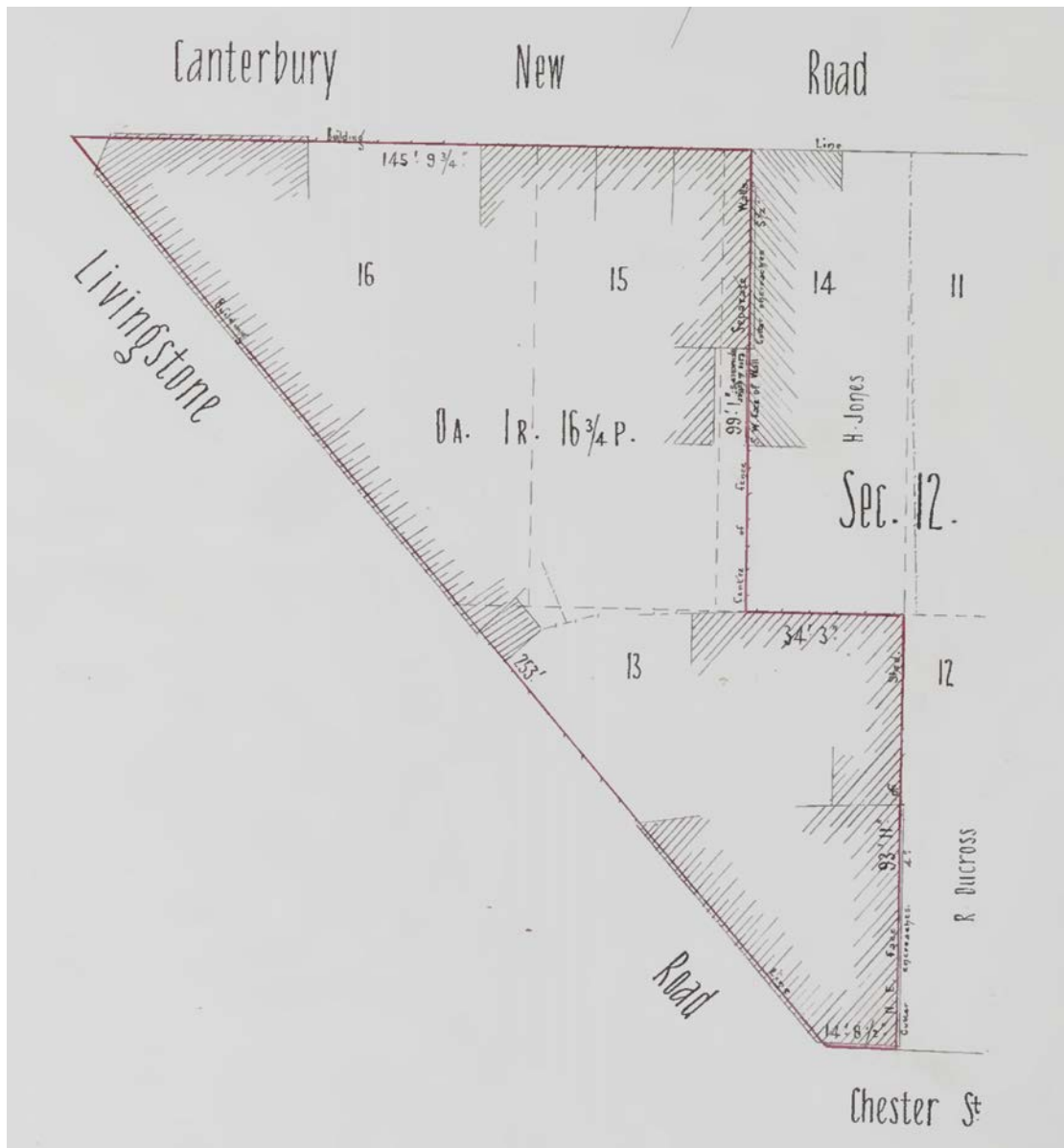


Figure 10: Extract from the 1905 subdivision of Lot 14. The main part of Lot 14 was purchased by Martha Jones and the residue along the western boundary remained in the Goulds' possession. (Torrens Title Vol.1587, Fol. 19, Land Title Office of NSW)

In 1883 Sands confirms that James Gould (senior) was a butcher, and that at that time it appears that he was the only occupier of the land, a reference to a T. Gould as a second butcher potentially a transcription error since there is no other reference to a T. Gould in this or any other Sands Directory of this period.

The first evidence of an active use or any structure on the southernmost part of Gould's holding (the subject property), appears to have been in 1884 when a small group of up to four cottages is listed. These were occupied by tradesmen such as painters J.Clement (in Mitcham Cottage), and W.A. Lockley (Oak Cottage) as well as P.Hastings, Morgan Hegarty (Lansfoist Cottage) and commission agent John McFarlan. The mention of Lockley at the corner of Chester Street is the first confirmation of a structure on Lot 13.

The group ceases to be identified following 1886 and this part of Gould's land was not listed again as having any specific use until 1892 when it was identified as being used in conjunction with the businesses fronting New Canterbury Road (see below).

In 1885 James and Ann Gould had sold an unidentified part of their holding to S. Boyd. In the following year J. Jones (possibly a relative of Martha Jones) had sold land to James Gould (likely part or all of the parcel of land Jones had purchased from Martha Jones; i.e. in effect returning the original land back to the Gould family).

In 1887 Sands does not mention any structures with frontage to Livingstone Road. George Teviotdale, a butcher was still listed as the occupant of the western most lot with frontage to New Canterbury Road, followed by Thomas House, another butcher, in 1888. The shops in the eastern part of Gould's land were occupied by Albert Fischer, a tobacconist, and Miss C. Baulkcock (Baldcock), a fruiterer.

In 1889 James Gould (junior) had established a business as a produce merchant located between Miss C. Baldock's fruiterer (and now also a dressmaker) business and Albert Fischer's tobacconist. The corner of Livingstone Road and New Canterbury Road was still occupied by Thomas House, the butcher. Still no separate occupants were identified facing Livingstone Road between New Canterbury Road and Chester St. This suggests that the four cottages identified in 1886 had been demolished or were vacant.

Gould remained at his shop and house, known as Iluka<sup>15</sup> at New Canterbury Road until 1891, when he was elected as an Alderman of Marrickville Council and his business was shown as being operated by Tolhurst Bros. Produce Merchants. By the following year Gould was once again operating from the shop as Gould and Sons, and the butcher's shop on the corner at Livingstone Road was occupied by C. Schofield, who remained the tenant until at least 1906. Schofield's butchery must have been a double-storey structure, for his balcony was used as a popular spot for local election speeches and public meetings for Marrickville Council.<sup>16</sup>

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<sup>15</sup> Thursday 3 October 1889, Sydney Morning Herald, p.12 accessed via Trove

<sup>16</sup> Thursday 21 June 1894, Evening News, p.5 & Thursday 25 July 1898, Evening News, p.3 accessed via Trove



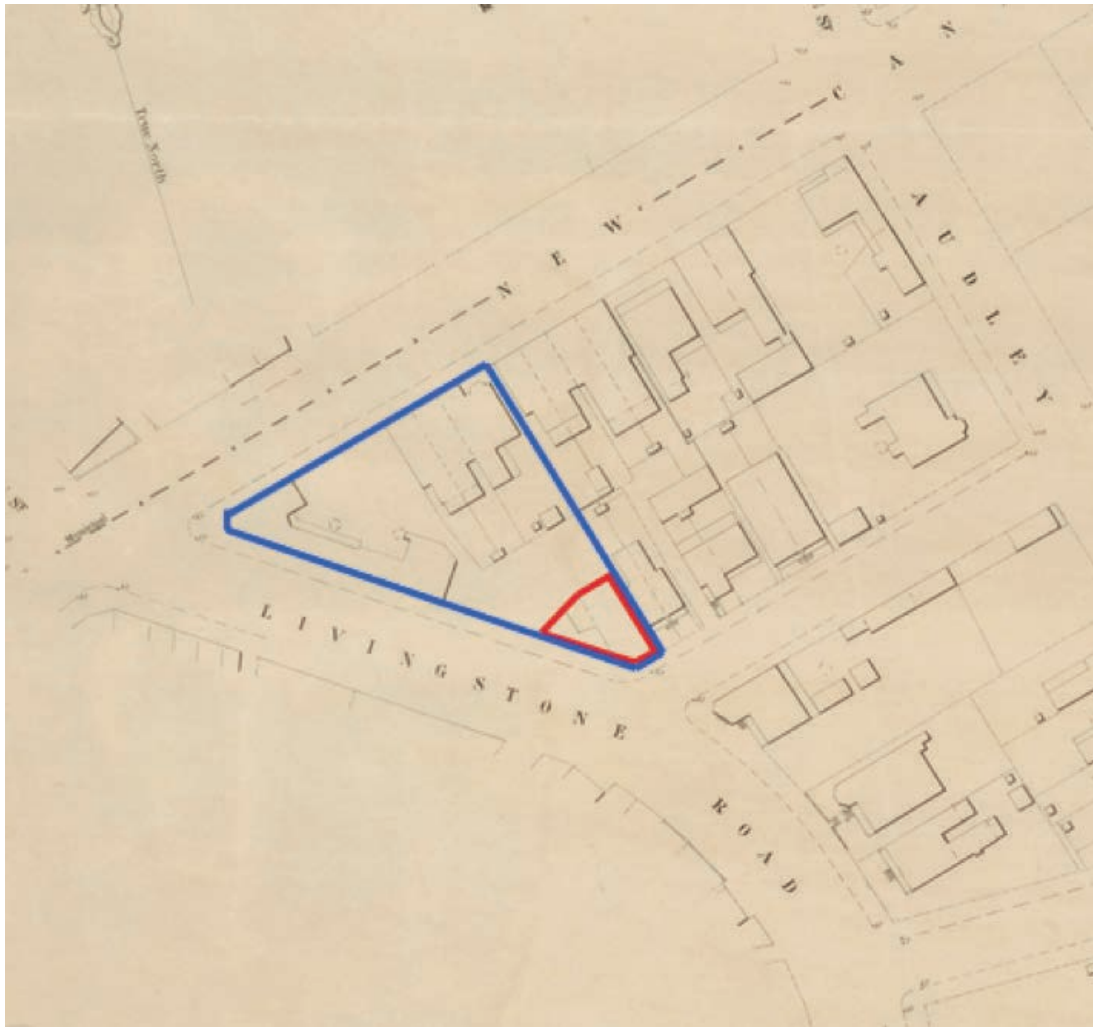


Figure 11: Detail from the Marrickville Detail Sheets prepared by the Water Board showing the location of structures on Gould's land in 1893, with the structure on the site of the subject property highlighted in red. Comparison of the 1893 Water Board Plan (above) and the 1905 Land Title Plan at Figure 10 reveals the addition of new shops and extension of the structure on the subject site at 6 Livingstone Road. (Torrens Title Vol.1587, Fol. 19, Land Title Office of NSW)

Comparison of the 1893 Sydney Water (Water Board) Metropolitan Detail Sheet (Marrickville Sheet 3) which is Figure 11 above and the structures shown on the plan attached to the 1904 Certificate of Title (Figure 10 above) reveals that two additional structures had been added in this period between the main row of shops fronting New Canterbury Road and Schofield's Butchery on the corner at Livingstone Road. Cross-referencing with the listings in the Sands Directory suggests that these two new buildings were the premises occupied by the Goulds and the later Produce Merchant businesses (Gould, Surplice, Kenser, Burnett and then Gould again) and a smaller shop used as a tobacconist by Alfred Fischer, and later by Charles Horne.

The lack of specific listings in Sands for the building situated at the corner of Livingstone Road and Chester Street in certain years suggests that the subject land was used in association with one or more of the businesses sited within Gould's property, but which faced New Canterbury Road (particularly the butchery and the produce merchant, which would have required on-site storage and stable facilities).

The comparison of the Water Board plan and Certificates of Title also reveals that this structure was extended from the compact trapezoid footprint at the southern corner when first shown on a formal plan in 1893 (soon after the produce merchant business commenced) to create a ring of buildings around a central open courtyard by 1904.

The location of the extension to the building shown on the plan appears to match changes on the brickwork evident today, suggesting that the southern part of the existing building was constructed after the demolition of the cottages listed in Sands in 1886 and prior to 1893, and the outer shell of the footprint was constructed prior to 1904.

This is supported by the 1903 Sands entry that shows the storage building occupied by Gould and Sons, the produce merchant. No evidence was found of the date of other alterations such as the likely raising of the roof height and infill walls of lightweight materials seen today.

From 1894 to 1903 Gould's produce business was being operated by Surplice Bros, and for a brief period by Kenser and Sons (in the mid 1890s) followed by James Burnett in 1900. In 1900 the first street numbers were included in the Sands Directory, locating the shop front at 108 New Canterbury Road (now 112 New Canterbury Road). By 1905 Gould and Sons had re-established their business but no street number was given (it appears to have been between 106 (Baker) and 108 (Horne)).

In 1904 the subject land was acquired from James Gould (senior) by Matilda Ann Gould (the wife of James Gould Jnr) and H. MacNamara. In 1905 Matilda Ann Gould mortgaged the properties to the Bank of Australia, with the mortgage discharged two years later.

Note that when elected to Council in the North Ward in 1905 James Gould was described as "James Gould, Produce Merchant, of Denison-Road, Petersham"<sup>17</sup>, indicating James Gould and his family were residing in Denison Road at this time.

In October 1906 another mortgage was taken out on the subject land, this time to the Commercial Banking Company of Sydney Ltd (discharged 17 November 1911).<sup>18</sup> By 1909 New Canterbury Road was once again been re-numbered and Gould's produce store was known as 110.

From 1910 to 1921 James Gould and Sons occupied 110 New Canterbury Road (now 112) as well as 2-4 Livingstone Road (now 6 Livingstone Road). Interestingly, on 8 January 1912 Matilda Ann Gould sold part of the holding to the same Commercial Banking Company of Sydney. The area of this purchase is not clearly stated, however it can be inferred from notes on the title<sup>19</sup> that it consisted of most of Lot 16 and a sliver of Lots 15 and 13, making 19 ½ perches, and occupying the corner of Livingstone Road & New Canterbury Road, where the Commercial Banking Co. of Sydney constructed a bank building in 1915 (now a listed heritage item with the address 114 New Canterbury Road, Petersham). The Goulds retained 37 ½ perches; including parts of Lots 13, 14, 15 and 16.

In 1923 both properties (112 New Canterbury Road and 6 Livingstone Road) were occupied by Martin Bros, wholesale and retail produce and fuel merchants. By 1925 the storage structures at 6 Livingstone Road were being used by furniture removalists Beynon and Hayward, but no listing is recorded for 112 New Canterbury Road. In the following year, 1926, both H.W.Powell (operating a motor garage) and C. Willard (an estate agent) occupied 112 Canterbury New Road.

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<sup>17</sup> The Sydney Morning Herald, 1 February 1905 page 2

<sup>18</sup> Primary Application no. 13572, Land Title Office of NSW

<sup>19</sup> Torrens Title Vol. 2234 Fol. 224, Land Title Office of NSW

Although Sands Directory does not list Beynon and Hayward as utilising 112 New Canterbury Road until 1928, the 1926 Rates Books for Petersham reveal that Beynon and Hayward were using No. 6 Livingstone Road for storage and listed their address as 112 New Canterbury Road (suggesting an error in the Sands listing).

Matilda Ann Gould died in 1926<sup>20</sup> and in February 1927 the property transferred to her husband, James Gould, by Application by Transmission.

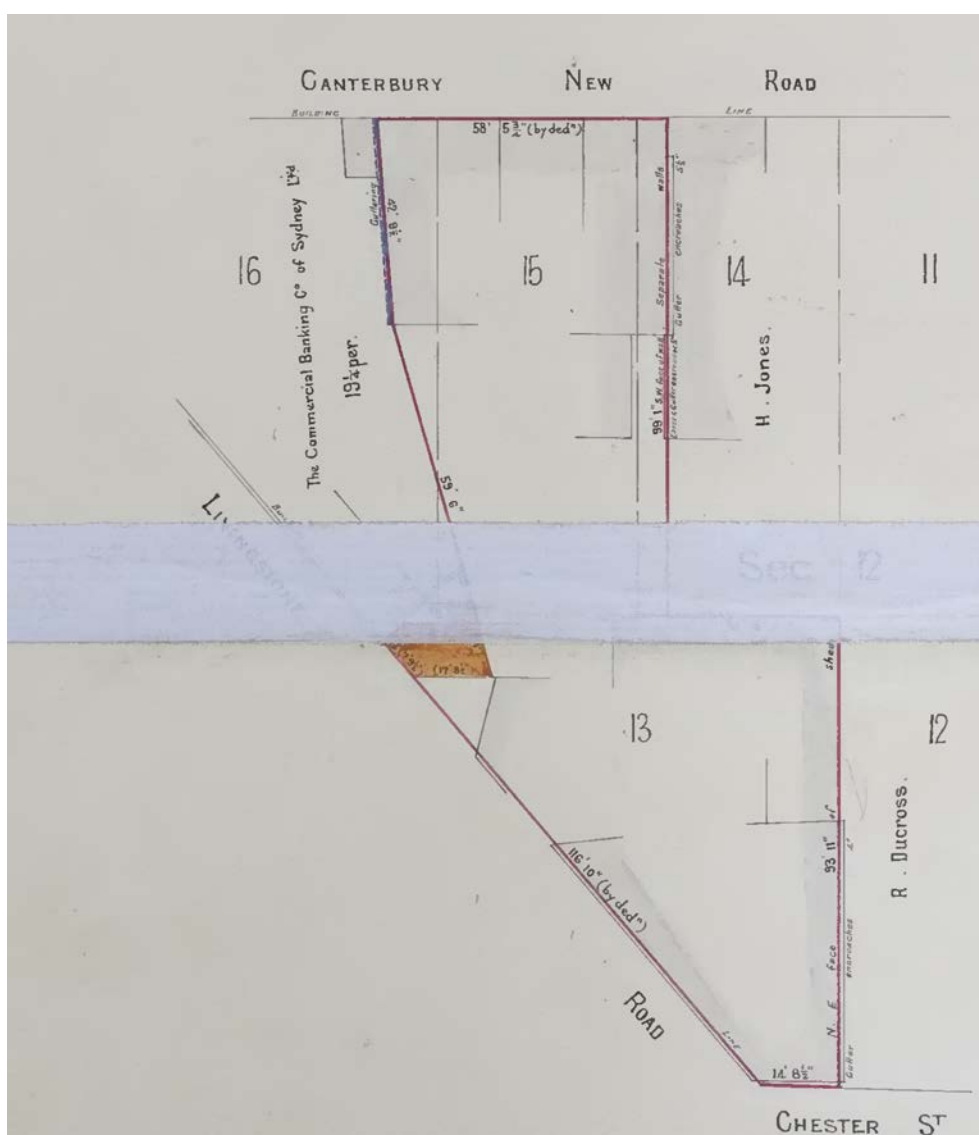


Figure 12: Plan attached to the 1912 Certificate of Title showing the residue of the land retained by the Goulds after sale of the lot on the corner of New Canterbury and Livingstone Roads to the Commercial Banking Company. (Torrens Title Vol. 2234 Fol. 224, Land Title Office of NSW)

James Gould then died in April 1927<sup>21</sup> and in December another Application by Transmission was made in favour of Clement Frederick Etherden of Burraneer Bay, a retired jammer, and John Denis Kelly, a Sydney solicitor, as joint tenants.<sup>22</sup>

<sup>20</sup> NSW Death Certificate for Matilda A Gould Registration No. 11004/1926

Note that at the time of his death at the age of 74, James Gould was survived by children James (born 1877, St George district), Ernest (aka William Ernest, b. 1879, St George district), Albert (b 1881 Canterbury), Edith M. (b. 1883 Petersham), Charles S. (b 1886 Petersham), Leslie W. (b. 1890, Marrickville), Harold V. (b 1892, Marrickville), Joseph T. (b. 1896 Marrickville) and Doris I. (b 1899 Marrickville).<sup>23</sup>

In 1928 there were three tenancies listed at the premises 112 New Canterbury Road; Delaney, Powell and Beynon and Hayward, with the latter utilising the storage at the rear at 6 Livingstone Road (still listed as '2-4 Livingstone Road' in Sands). Beynon and Hayward continued to use the two properties for their furniture removal and storage business for the next two decades. In April of the same year (1928) Etherden and Kelly further subdivided and sold off part of the original Gould holding. Lots 14 and 15 were sold to William Markey Gregory, with Etherden and Kelly retaining 25 ¼ perches, being parts of the original Lot 15 and Lot 13.<sup>24</sup>

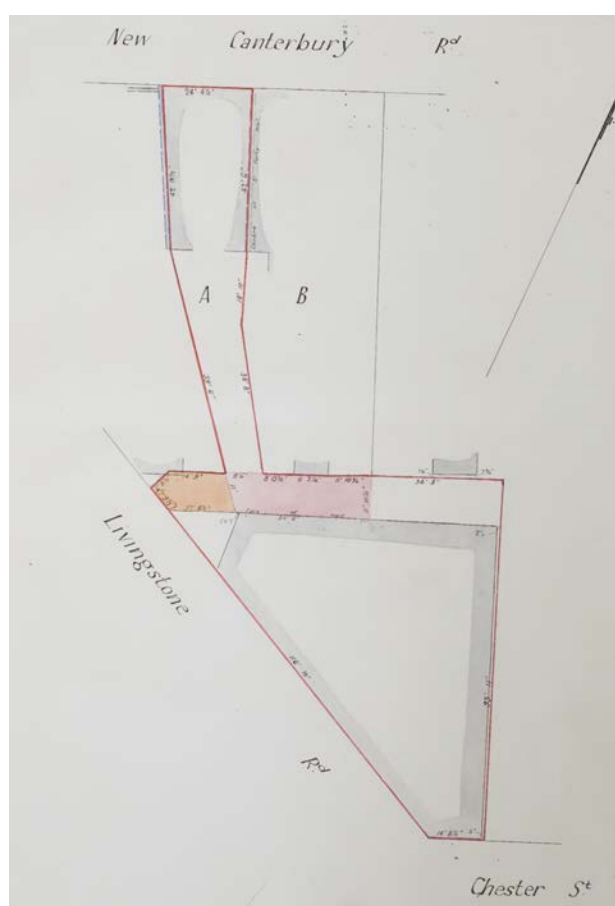


Figure 13: 1928 Plan of DP 11/45054 and DP 12/45054 showing the footprint of the land following further subdivision. By this time the property included only 112 New Canterbury Road and 6 Livingstone Road (the subject property). Rights of Way had been established in favour of the Bank (shaded orange) and to provide access to the rear of the 110 New Canterbury Road (pink). This plan also reveals that by this time the building at 6 Livingstone Road had covered almost the whole of this part of the site. (Torrens Title Vol. 4141 Fol.152, Land Title Office of NSW)

<sup>21</sup> NSW Death Certificate for James E Gould Registration No. 6163/1927

<sup>22</sup> Torrens Title Vol. 2234 Fol. 224, Land Title Office of NSW

<sup>23</sup> Funeral notice for James Gould, sen. Ex Mayor Marrickville, Sydney Morning Herald, 23 April 1927 page 14 and also NSW Birth records

<sup>24</sup> Torrens Title Vol. 4141 Fol.152, Land Title Office of NSW

On 5 December 1934 the remaining lots were transferred by Etherden and Kelly to joint tenants William Ernest Gould, second son of James and Matilda Ann, and Harold Victor Gould (a younger son of James & Matilda Ann Gould). In November 1948 these Gould brothers sold the properties to long-term occupant, Charles Thomas Hayward.

Hayward had taken over the Beynon and Hayward furniture removal and storage business following the dissolution of the partnership in 1929.<sup>25</sup>

Just two years later Hayward transferred the properties to Edwin Frank Chessell, who mortgaged it back to Hayward. Twenty three years later, in January 1973, the Land Title identified that Peter Edwin Frank Chessell, also a furniture removalist, was still the proprietor of the land that comprised 6 Livingstone Road and 112 New Canterbury Road.<sup>26</sup> No further transactions of the property were recorded on this title and on 1 December 2009 the land was subdivided to create Lot 12 (112 New Canterbury Road) and Lot 11 (6 Livingstone Road).<sup>27</sup> The subject property was transferred to its current ownership on 4 March 2011.

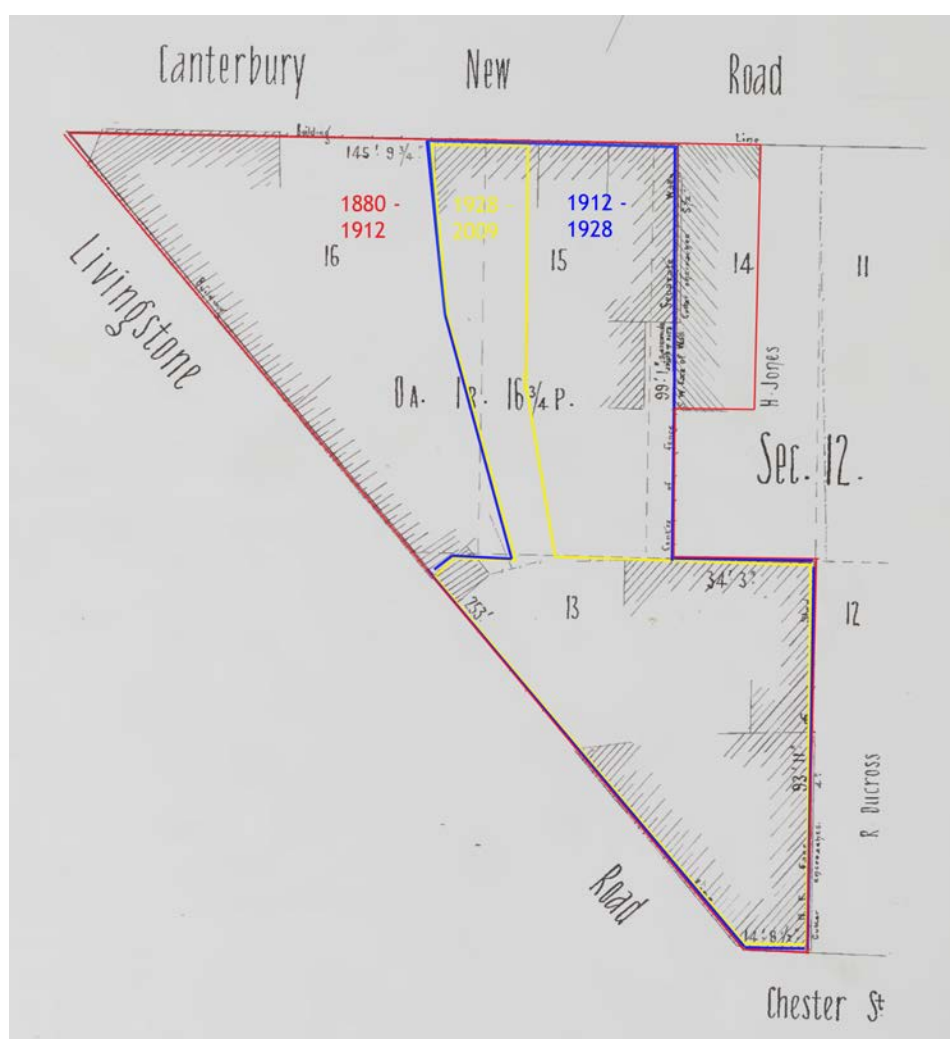


Figure 14: Composite plan showing the evolution of the extent of the Gould's land from 1880. Note that most of Lot 14 had been sold to Jones in 1879.

<sup>25</sup> Thursday 15 August 1929, Sydney Morning Herald, p.3 accessed via Trove

<sup>26</sup> Torrens Title Vol. 4141 Fol.152, Land Title Office of NSW

<sup>27</sup> DP 11/45054, History of Title Transaction, Land Title Office of NSW



## 2.4 HISTORICAL SUMMARY

The subject land at No. 6 Livingstone Road Petersham remained in the ownership of the Gould family from 1879 to 1948, beginning as part of a larger holding purchased from the 1879 Norwood Estate subdivision by James Gould (senior) and his wife Ann, who began operating a butcher business on this larger land holding as early as 1883. The larger holding of land was subdivided over time, and the subject land was transferred to the ownership of Matilda Ann Gould, wife of James E. Gould (junior) (alderman of Marrickville Council) in 1904, and then transferred to the ownership of two of their sons (William Ernest and Harold Victor Gould) after the death of James E Gould in 1927.

The final subdivision of the land, which separated the site of No. 6 Livingstone Road from the site of the shop at 112 New Canterbury Road occurred in 2009.

The historical evidence points to the warehouse building at No. 6 Livingstone Road having been built in at least two stages, for the use of produce merchants James Gould & Sons, with the original southern part of the building constructed after 1886 (as prior to 1886 cottages were recorded on the site), and the northern part of the building constructed after 1893 (when the Water Board detail sheet shows the building still occupying only the southern part of the site) and before 1904, as a 1905 Water Board detail plan shows the building with a similar footprint to that today.

Other alterations, including the raising of the roof height and construction of infill walls of corrugated iron at the upper level on the eastern elevation are of unknown date.

The 1903 Sands entry indicates a storage building on the site occupied by James Gould & Sons produce merchants, which was a business operated by James Gould (1853? -1927), produce merchant, alderman of Marrickville and Mayor in 1897, 1898 and 1905. The subject land was in the ownership of his wife Matilda Ann Gould from 1904.

By 1923 both properties remaining in Gould ownership (112 New Canterbury Road and 6 Livingstone Road) were occupied by Martin Bros, wholesale & retail produce and fuel merchants. By 1925 the storage building at No. 6 Livingstone Road was being used by removalists Beynon and Hayward, with the property still in Gould family ownership. In November 1948 the inheriting Goulds transferred the properties to long term occupant, Charles Thomas Hayward. Hayward had taken over the Beynon and Hayward furniture removal and storage business following the dissolution of his partnership in 1929.<sup>28</sup>

Just two years later, in 1931, Hayward transferred the properties to Edwin Frank Chessell, who mortgaged it back to Hayward. Twenty three years later, in January 1973, the Land Title identified that Peter Edwin Frank Chessell, also a furniture removalist, was still the proprietor of the land that comprised 6 Livingstone Road and 112 New Canterbury Road.<sup>29</sup> No further transactions for the property were recorded on this title until 1 December 2009 when the land was subdivided to create Lot 12 (112 New Canterbury Road) and Lot 11 (6 Livingstone Road).<sup>30</sup>

The subject property at 6 Livingstone Road was transferred to its current ownership on 4 March 2011.

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<sup>28</sup> Thursday 15 August 1929, Sydney Morning Herald, p.3 accessed via Trove

<sup>29</sup> Torrens Title Vol. 4141 Fol.152, Land Title Office of NSW

<sup>30</sup> DP 11/45054, History of Title Transaction, Land Title Office of NSW

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### 3.0 PHYSICAL DESCRIPTION

The warehouse building is located on the eastern side of Livingstone Road with its western elevation facing Livingstone Road and its southern elevation facing Chester Street, Petersham. On its northern side the site adjoins the rear of shop sites at Nos. 104-114 New Canterbury Road. On its eastern side the site adjoins a Council carpark.

The building and its site are roughly triangular in footprint, with the building built to the site boundaries on its western, southern and eastern elevations, and with the building footprint covering the majority of the site, with only a small portion of the site at the northern end not built upon.

The building is roughly triangular in footprint, with a roof form of three connecting gables clad in (now rusty) corrugated steel sheets. The building footprint covers the majority of the site and is built to the street alignments along most of the length of the site fronting Livingstone Street, and all of the site frontage to Chester Street, and along the rear site boundary (east) fronting the carpark at the rear.

The building has a garage/dock accessed from Livingstone Road built against the north elevation. There is a garage door in the splayed north-western corner of the building with a reinforced concrete lintel above. This garage door is also accessed off Livingstone Road. Above this garage door a large advertising sign has been attached to the wall.

At the first floor level, along the western Livingstone Road elevation painted black signage reads "BEYNON & HAYWARD FURNITURE REMOVALISTS & STORERS" with a now unreadable phone no.

This elevation to Livingstone Road is otherwise blank except for:

- rectangular timber-louvred vents to each gable end.
- a bricked-up window towards the northern end with remaining highlight windows beneath a reinforced concrete lintel
- two large downpipes with rainheads located against the roof valleys

The elevation to Chester Street features a single window to the top floor, which is a timber-framed double hung window with each sash having a single vertical glazing bar.

While the building is predominantly built of brick, the rear east elevation facing the carpark is clad with corrugated steel for the top two-thirds of the height of the elevation, excepting near the corner of Chester Street, where the brickwork extends to the roof level. All corrugated steel sheeting on the building – both on the roof and on the east elevation – is in short sheets which are rusty. This indicates the corrugated steel sheeting is of some age (not recent).

The building has been subject to extensive graffitiing and bill-postering at the ground floor on its blank facades to Livingstone Street and Chester Street.

Internally, photos supplied by Council show that the building features a timber ceiling.

The most recent use of the building appears to be by Beynon & Hayward, removalists and storers, and taxi truck operators, whose company name is painted across the western elevation of the building fronting Livingstone Road, however the firm is no longer listed in either the White or Yellow pages phone directories. It is not certain when this use ceased.



Figure 15: West elevation of the building at 6 Livingstone Road from Livingstone Road



Figure 16: The building at 6 Livingstone Road (at right) beyond the heritage-listed former bank on the corner of Livingstone Road and New Canterbury Road



Figure 17: Detail of northern end of the building at 6 Livingstone Road with the attached garage/dock



Figure 18: South and east elevations of the building at 6 Livingstone Road from the east across the adjacent Council car park. Note corrugated iron cladding to the upper portion of the walls on this elevation.





Figure 19: View of south and west elevations of the building at 6 Livingstone Road from the south



Figure 20: The building at 6 Livingstone Road from the south, with the Council car park adjacent to the east at right, and the rear of shops fronting New Canterbury Road to the right beyond the car park.

## 4.0 COMPARATIVE ANALYSIS

Comparable heritage items in the Marrickville LGA LEP 2011 Heritage Schedule are listed in the table below. Comparable items are considered to be in the category of *Late 19<sup>th</sup> or early 20<sup>th</sup> century warehouse buildings*. Note factory buildings (such as 65 Shepherd Street Marrickville and the Former Enmore Box & Case Factory in Shelley Lane Marrickville) have not been considered comparable.

Item Name	Address	Date of Construction	Original use of building	Description
Beynon & Hayward warehouse (subject building)	6 Livingstone Road	Constructed in at least 3 stages, the majority of the building constructed pre-1905	Warehouse for produce merchants Gould & Sons	2 storey brick and corrugated steel walled warehouse with multiple gabled corrugated iron roof, 2 street frontages on prominent site
Federation Warehouse	187 Parramatta Road, Camperdown, NSW 2050	1922	Kilner's removal contactors, furniture dealers & storers	5 storey brick Federation warehouse, on prominent elevated site. Recent residential conversion.





Item Name	Address	Date of Construction	Original use of building	Description
W. Macfarlane Furniture Store - Warehouse	67-69 Westbourne Street, Petersham, NSW 2049	1904	Produce store and bootmaking shop	2 storey rendered brick imitation ashlar Victorian Italianate style warehouse. Relatively intact.



#### 4.1 CONCLUSION OF COMPARATIVE ANALYSIS

The building at No. 6 Livingstone Road is a rare late 19<sup>th</sup> to early 20<sup>th</sup> century warehouse in the Marrickville LGA, unusual in having been constructed in at least two stages, with the first stage completed in the period 1886-1893 and the second stage completed in the period 1893-1904.

## 5.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

### 5.1 CRITERIA FOR ASSESSING CULTURAL HERITAGE SIGNIFICANCE INCLUDING INCLUSION/EXCLUSION GUIDELINES

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

The criteria used are:

#### **Criterion (a) Historical significance**

The item is important in the course of, or pattern of New South Wales' cultural or natural history (State significance) OR An item is important in the course, or pattern, of the local area's cultural or natural history.

Guidelines for Inclusion:

- Shows evidence of a significant human activity  
*Applicable*
- Is associated with a significant activity or cultural phase
- *Applicable*
- Maintains or shows the continuity of a historical process or activity  
*Applicable*

Guidelines for Exclusion:

- Has incidental or unsubstantiated connections with historically important activities or processes  
*Not relevant*
- Provides evidence of activities or processes that are of dubious historical importance  
*Not applicable*
- Has been so altered that it can no longer provide evidence of a particular association  
*Not relevant*

Types of items which meet criterion (a) include:

- Items which demonstrate strong associations to past customs, cultural practices, philosophies or systems of government, regardless of the intactness of the item or any structure on the place;  
*Not applicable*
- Items associated with significant historical events, regardless of the intactness of the item or any structure on the place;  
*Not applicable*
- Significant cultural landscapes and other items demonstrating overlays of the continual pattern of human use and occupation; and/or  
*Not applicable.*
- Items where the physical fabric (above or below ground) demonstrates any of the points described above.  
*Applicable.*

### **Criterion (b) Historical Association**

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

An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area (Local significance).

Guidelines for Inclusion:

- Shows evidence of a significant human occupation  
*Not applicable.*
- Is associated with a significant event, person or group of persons  
*The site has historical association with James Gould junior, whose parents had owned the site from 1879 and whose wife purchased the site in 1904, when the building was mapped with its current footprint. James Gould junior was a founder of the Marrickville Cottage Hospital and was also active in local politics, serving on Marrickville Council as an Alderman for 18 years and as Mayor in 1897, 1898 and 1905. From 1910 to 1921 his produce merchant business James Gould and Sons occupied 110 New Canterbury Road (now 112) as well as 2-4 Livingstone Road (now 6 Livingstone Road).*

Guidelines for Exclusion:

- Has incidental or unsubstantiated connections with historically important people or events  
*Not Relevant.*
- Provides evidence of people or events that are of dubious historical importance  
*Not relevant. James Gould junior is of local historical importance within the Marrickville LGA.*
- Has been so altered that it can no longer provide evidence of a particular association.  
*Not relevant - while the site has been subdivided since the period of association with Gould, and the historically connected shop at 112 New Canterbury Road is now on a separate site, both buildings remain.*

Types of items which meet this criterion include:

- Items which demonstrate strong associations to a particular event, historical theme, people or philosophies, regardless of the intactness of the item or any of its structures;  
*Applicable – the site is associated with the development of retailing in Petersham and with James Gould junior, a figure of local historical importance.*
- Items associated with significant historical events, regardless of the intactness of the item or any structure on the place; and/or  
*Not applicable*
- Items where the physical fabric (above or below ground) demonstrates any of the points described above.  
*Applicable – the physical fabric of the building demonstrates the development of retailing in Petersham over time from 1886-1904.*



### **Criterion (c) Aesthetic/Technical significance**

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in New South Wales (State significance); OR

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

Guidelines for Inclusion:

- Shows or is associated with, creative or technical innovation or achievement  
*Not applicable*
- Is the inspiration for a creative or technical innovation or achievement  
*Not applicable*
- Is aesthetically distinctive  
*Applicable. The building is an unusual, distinctive warehouse building of its period, particularly for the manner in which the building form responds to the odd-shaped site, and the distinctive gabled roof form.*
- Has landmark qualities  
*Not relevant. The building is, however, on a prominent site on the corner of Livingstone Road and Chester Street, Petersham.*
- Exemplifies a particular taste, style or technology.  
*Not applicable.*

Guidelines for Exclusion:

- Is not a major work by an important designer or artist  
*Applicable.*
- Has lost its design or technical integrity  
*Not applicable.*
- Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded  
*Not applicable*
- Has only a loose association with a creative or technical achievement.  
*Not applicable.*

Types of items which meet this criterion include:

- Items which demonstrate creative or technical excellence, innovation or achievement;  
*Not applicable except for the manner in which the building responds to the shape of the site including its overall external form and its distinctive gabled roof form.*
- Items which have been the inspiration for creative or technical achievement;  
*Not applicable*
- Items which demonstrate a highly original and influential style, such as an important early (seminal) work of a major architect; and/or  
*Not applicable*
- Items which demonstrate the culmination of a particular architectural style (known as climactic).  
*Not applicable*

### **Criterion (d) Social significance**

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

An item has strong or special association with a particular community or cultural group in the area for social, cultural, or spiritual reasons (Local significance).

Guidelines for Inclusion:

- Is important for its associations with an identifiable group  
*Not applicable*
- Is important to a community's sense of place.  
*Not applicable*

Guidelines for Exclusion:

- Is only important to the community for amenity reasons  
*No information available on this point.*
- Is retained only in preference to a proposed alternative.  
*No information available on this point.*

Types of items which meet this criterion include:

- Items which are esteemed by the community for their cultural values;  
*No information available on this point.*
- Items which if damaged or destroyed would cause a community a sense of loss;  
*No information available on this point.*  
and/or
- Items which contribute to a community's sense of identity.  
*No information available on this point.*

Items are excluded if:

- They are valued only for their amenity (service convenience); and/or  
*No information available on this point.*
- The community seeks their retention only in preference to a proposed alternative.  
*No information available on this point.*

#### **Criterion (e) Research potential**

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

An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history (Local significance).

Guidelines for Inclusion:

- Has the potential to yield new or further substantial scientific and/or archaeological information  
*Not applicable*
- Is an important benchmark or reference site or type  
*Not applicable – as a building constructed in at least 2 stages the building is not a benchmark or reference site for late 19<sup>th</sup> or early 20<sup>th</sup> century warehouses*
- Provides evidence of past human cultures that is unavailable elsewhere.  
*Not applicable.*

Guidelines for Exclusion:

- The knowledge gained would be irrelevant to research on science, human history or culture  
*Applicable*
- Has little archaeological or research potential  
*Applicable*
- Only contains information that is readily available from other resources or archaeological sites.  
*Applicable.*

**Criterion (f)    Rarity**

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (State significance); OR

An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history (Local significance).

Guidelines for Inclusion:

- Provides evidence of a defunct custom, way of life or process  
*Not applicable*
- Demonstrates a process, custom or other human activity that is in danger of being lost  
*Not applicable*
- Shows unusually accurate evidence of a significant human activity  
*Not applicable*
- Is the only example of its type  
*Not applicable*
- Demonstrates designs or techniques of exceptional interest  
*Applicable - There are few other warehouses of this period (late 19<sup>th</sup> century to early 20<sup>th</sup> century) within the Marrickville LGA, and the building is distinctive for the manner in which it responds to its site including the overall form and gabled roof form*
- Shows rare evidence of a significant human activity important to a community.  
*Not Applicable*

Guidelines for Exclusion:

- Is not rare  
*Not applicable – there are few other examples of warehouses in the Marrickville LGA constructed in the period from the late 19<sup>th</sup> to the early 20<sup>th</sup> century and no others with the distinctive building form of this one*
- Is numerous but under threat  
*Not applicable*

**Criterion (g)    Representativeness**

An item is important in demonstrating the principal characteristics of a class of New South Wales' cultural or natural places; or cultural or natural environments (State significance) OR

An item is important in demonstrating the principal characteristics of a class of the area's cultural or natural places; or cultural or natural environments (Local significance).

Guidelines for Inclusion:

- Is a fine example of its type

- *Not applicable*
- Has the principal characteristics of a particular way of life, philosophy, custom, significant process, design, technique or activity  
*Not applicable*
- Is a significant variation to a class of items  
*Applicable*
- Is part of a group which collectively illustrates a representative type  
*Not applicable*
- Is outstanding because of its setting, condition or size  
*Applicable – in the way the building design responds to its site*
- Is outstanding because of its integrity or the esteem in which it is held.  
*Not applicable.*

#### Guidelines for Exclusion:

- Is a poor example of its type  
*Not applicable – the building is a good example of late 19<sup>th</sup> to early 20<sup>th</sup> century warehouses*
- Does not include or has lost the range of characteristics of a type  
*Not applicable*
- Does not represent well the characteristics that make up a significant variation of a type.  
*Not applicable.*

## 5.2 DETAILED ASSESSMENT OF HERITAGE SIGNIFICANCE

### Criterion (a) HISTORICAL SIGNIFICANCE

The building is of local historical significance as a late 19<sup>th</sup> to early 20<sup>th</sup> century warehouse which demonstrates the development of commercial activity in the Petersham area, particularly in the period from 1886 (when the southern portion of the building was constructed) to 1904 (by which time the northern portion of the building was constructed) when the building was in use as a produce store, and later as a furniture removalist warehouse.

### Criterion (b) HISTORICAL ASSOCIATION

The building has historical association with James E. Gould (1853? -1927), whose parents had owned the site from 1879 and whose wife acquired the site in 1904, when the building was mapped with its current footprint. James E. Gould was a founder of the Marrickville Cottage Hospital and was also active in local politics, serving on Marrickville Council as an Alderman for 18 years and as Mayor in 1897, 1898 and 1905. From 1910 to 1921 his produce merchant business James Gould and Sons occupied 110 New Canterbury Road (now 112) as well as 2-4 Livingstone Road (now 6 Livingstone Road). The site remained in the ownership of the Gould family from 1879 until 1948.

### Criterion (c) AESTHETIC/TECHNICAL SIGNIFICANCE

The building is a distinctive warehouse building of its period (1886-1904), particularly unusual for the manner in which the building form responds to the odd-shaped site and the distinctive gabled roof form.

The building is prominently sited on the corner of Livingstone Road and Chester Street, Petersham.

The building fabric has technical significance for demonstrating construction techniques in the period 1886-1904 in particular.

Criterion (d) SOCIAL SIGNIFICANCE

There is no evidence for social significance.

Criterion (e) RESEARCH POTENTIAL

Archaeological significance of the site is considered to be low.

Criterion (f) RARITY

The building is a rare late 19<sup>th</sup> to early 20<sup>th</sup> century warehouse structure within the Marrickville LGA, where few comparable structures remain.

Criterion (g) REPRESENTATIVENESS

The building was constructed in at least 2 stages, occurring before 1886 (south portion) and by 1904 (north portion). The building is therefore unusual rather than representative.

## 5.3 SUMMARY STATEMENT OF SIGNIFICANCE

The warehouse building at No. 6 Livingstone Road is of local historical significance as a late 19<sup>th</sup> to early 20<sup>th</sup> century warehouse which demonstrates the development of commercial activity in the Petersham area, particularly in the period from 1886 (when the southern portion of the building was constructed) to 1904 (by which time the northern portion of the building was constructed) when the building was in use as a produce store, and later as a furniture removalist warehouse. The building has local historical association with James E. Gould (1853? -1927), whose parents had owned the site from 1879 and whose wife acquired the site in 1904, when the building was mapped with its current footprint. James E. Gould was a founder of the Marrickville Cottage Hospital and was also active in local politics, serving on Marrickville Council as an Alderman for 18 years and as Mayor in 1897, 1898 and 1905. From 1910 to 1921 his produce merchant business James Gould and Sons occupied 110 New Canterbury Road (now 112) as well as 2-4 Livingstone Road (now 6 Livingstone Road). The site remained in the ownership of the Gould family from 1879 until 1948. The building is of local aesthetic/technical significance as a rare and distinctive warehouse building of its period (1886-1904), constructed in at least 2 stages, particularly unusual for the manner in which the building form responds to the odd-shaped site and the distinctive gabled roof form. The building is prominently sited on the corner of Livingstone Road and Chester Street, Petersham.

## 6.0 CONCLUSION

The warehouse at No. 6 Livingstone Road is considered to be of local heritage significance as outlined above, on historical, historical association, aesthetic/technical and rarity criteria.

The historically related shop at 112 New Canterbury Road was subdivided off from the property at No. 6 Livingstone Road in 2009. As a late 19<sup>th</sup> century shop, the building at 112 New Canterbury Road is not rare, though it is contributory to the streetscape of the Heritage Conservation Area C25: Petersham Commercial Precinct Heritage Conservation Area, which the property sits within (see Figure 3 of this report). The existing heritage conservation area status is therefore considered appropriate for No. 112 New Canterbury Road.



## 7.0 RECOMMENDATIONS

- The heritage listing of the building and site at No. 6 Livingstone Road Petersham (Lot 11, DP1145054) in the Marrickville Local Environmental Plan as a heritage item of local significance is recommended.
- The property at 112 New Canterbury Road Petersham (Lot 12, DP1145054) is not recommended for heritage listing, as the late 19th century shop on the site is within the LEP-listed Petersham Commercial Precinct Heritage Conservation Area, and this is considered adequate recognition of the heritage value of that site.