



175-177 Cleveland Street, Redfern

Heritage Assessment



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Introduction

1.0

1.1 Background

This report has been prepared as part of the Environmental Impact Statement (EIS) for State Significant Development (SSD) application number SSD 6371, the redevelopment of 175-177 Cleveland Street, Redfern. It addresses the following item in Director General Requirements (DGRs) for this project:

The EIS must address the following specific matters:

8. Heritage European and Aboriginal Heritage

- *Assess the heritage significance of the site and any impacts the development may have upon this significance.*
- *Non-Aboriginal heritage items within the area affected by the proposal should be identified. A statement of significance and an assessment of the impact of the proposal on the heritage significance of these items should be undertaken. Any policies/measures to conserve their heritage significance should be identified. This assessment should be undertaken in accordance with the guidelines of the NSW Heritage Manual.*

1.2 Report Objectives

The main objective of this report is to evaluate the heritage significance of the subject property.

1.3 Report Structure

The report outlines the historical development of the property, describes its physical condition and assesses its significance.

This assessment follows guidelines set out in the *NSW Heritage Manual*. The aim of these documents is to assist with the identification of items of heritage significance. This assessment assists in providing guidance on substance, structure and methodology for the determination of heritage significance.

This report is divided into sections, dealing with the history of the building and its immediate area, the physical description of the building, and the assessment of the site's significance.

1.4 Site Identification

The subject site is located on the southern side of Cleveland Street, on the corner of Eveleigh Street. It is described by NSW Land and Property Information (LPI) as Lot 1, DP 724328, Lot 1, DP 1093304, Lot 15, DP 57107 and Lot 10 DP 809537.

1.5 Authorship

This report has been prepared by Dr Christina Amiet, Senior Heritage Consultant, of Graham Brooks and Associates Pty Ltd and has been reviewed by the Director, Graham Brooks. Unless otherwise noted all of the photographs and drawings in this report are by Graham Brooks and Associates Pty Ltd.

1.6 Report Limitations

This report is limited to the investigation of the European history of the site. Recommendations have been made on the basis of archival plans viewed and inspection of the existing fabric.

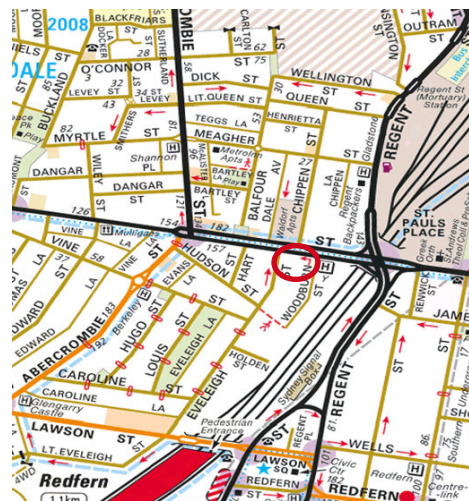


Figure 1.1
Location map showing the subject site marked with a red circle

Source: street-directory.com



Figure 1.2
Aerial photograph showing the subject site outlined in red

Source: NSW Land and Property Information

Historical Summary

2.0

2.1 Brief History of the Locality

The initial European settlement of the Sydney area was centred around the site of Port Jackson, with the far reaches of the town area finishing near the intersection of present-day George and Pitt Streets. Beyond, George Street turned into what was known as Parramatta Street (later George Street West). Alongside Parramatta Street ran a stream which crossed the road under a bridge and drained into Blackwattle Swamp. Outside the immediate city precinct, the land was principally used for the stabling and pasturing of livestock.

William Chippendale, one of the first grantees in the area, arrived in New South Wales as a free settler in 1815 and was granted 95 acres of land in 1819 on the condition that at least 20 acres be cleared and cultivated within five years. His land, which lay opposite Ultimo Estate, bordered that of Redfern, Chisholm and Hutchinson farms. On the south side, his grant ended at the Blackwattle Swamp Stream. The grant, known as the Chippendale Estate, was composed of low-lying bog and fertile soil. The major landholders in the area were Chippendale, Major Druitt, Robert Cooper and Thomas Shepherd. In later years, Shepherd's Nursery became an integral part of the Chippendale area, ultimately giving names to many of the streets in the vicinity, including Pine, Myrtle and Rose.

Over time, William Chippendale sold portions of his land to pawnbroker/merchant and ex-convict Solomon Levey.¹ Part of the land was subsequently resold and subdivided in 1838, with the evolving suburb clearly emerging as both residential and industrial. The smallest blocks had 66 foot frontages to Cleveland, Botany and Banks (Meagher) Street. Banks Street emerged as a small commercial nucleus, with one shop and three houses in 1845, but six shops, twenty-seven houses and one hotel within the next three years. Among established buyers such as Hutchinson and Shepherd were individuals like Prosper De Mestre, who owned numerous properties in the Sydney CBD and evidently aimed to extend his reach to the surrounding areas.² The external streets of Botany (now Regent) and Cleveland Streets were predominantly good quality residential premises, with a smattering of some commercial properties. By mid-century, there were several enterprises in the area: notably Cooper's Brisbane distillery, and the Kent Brewery. There was also a steam flour mill on Abercrombie Street and a small soap and candle factory on Parramatta Street.

The early housing in the area was associated with the industries in the area, with most of the companies' workers and their families residing close by. The majority of housing was of low quality,

¹ Index and registers of Land grants – leases and purchases 1792-1856, New South Wales Archives, 1998, indexed by Jean McNaught.

² S Fitzgerald, *Chippendale*, p.23

cramped and squalid. One of the first areas occupied was between the distillery and the brewery, in narrow laneways running back from Parramatta Street that were lined with shabbily built and ill-maintained wooden houses. Despite this, the area rapidly filled to overflowing with residents. In the 1850s the area expanded to allow for more of these narrow laneways, with the marking out of Charles and Green Lane. In total, there were approximately ninety cottages by the end of the 1850s: all were in sad repair and lacking basic drainage and sanitation.

The 1850s and 1860s saw the subdivision of the last remaining large holdings in Chippendale and the consequent establishment of new street formations such as the extension of Cleveland Street through to Newtown as part of the subdivision of Hutchinson's paddock. By the latter half of the nineteenth century, large sections of Chippendale and Redfern were maligned by the Council for its perceived low character, incidence of crime and depravity, and the poor quality of lifestyle among the resident Irish and minority groups. A Legislative Assembly report compiled in 1875-6 found that:

*"Throughout the whole of this area the buildings are of a very inferior class, being chiefly low weatherboard and shingle cottages, containing three or four small rooms, in most cases very much out of repair..."*³

In many instances residences seemed to be composed mostly of rags, bits of wood, torn sugar baskets from the nearby distillery, mats, old bags, and suffering from either excessive or insufficient ventilation.

Several streets were renamed in the late nineteenth century, among them Kensington Lane (later known as Fitzroy St), which was temporarily called Gould Street, and Yarnold Street was subsequently known as Eveleigh Street. In the 1880s and 1890s, land in the area became increasingly utilised for residences and manufacturers, particularly after the reclamation of Blackwattle Swamp. Between 1871 and 1891, the population increased by over fifty per cent.⁴ Inevitably, the illegal subdivision of properties emerged as another significant problem that the Council had to deal with in the last two decades of the nineteenth century.

2.2 Resumption and Redevelopment

Wholesale resumption of pockets of Chippendale and Redfern land began in earnest in the late nineteenth and early twentieth centuries. Flooding and sewage problems continued to plague the area, and the decision to cover a main open sewer in 1900 resulted in back-flooding through manholes, gullies, yards and cellars. In 1909 Archdeacon Boyce recommended the remodelling of Chippendale as a matter of urgency and the construction of worker's dwellings essential and the demolition of *"wretched little streets [with] no room to live."* A process of wholesale resumption of selected areas began in 1911, with the resumed land reserved

³ Votes and Proceedings of the New South Wales Legislative Assembly, 1875-6, Eleventh Progress Report, p.623

⁴ Fitzgerald, *Rising Damp*, p.53

for both residential and commercial redevelopment. Owners were offered compensation by the Council, and inevitably led to court cases, and numerous disputes and correspondence. In 1912 the City Architect was instructed to draw up plans for public housing, ultimately resulting in the construction of the Strickland Buildings – the first public housing in Sydney. A good proportion of the land was sold to factory owners. Later demolitions followed, such as in 1917, when the Council knocked houses on Buckland Street down in order to widen the road.

Increased pressure was laid on locals to move further out into the suburbs and abandon Chippendale to the commercial enterprises, forming a long-running pattern of commercial occupation of this area, particularly along Cleveland Street. Many businesses dealt with clothing manufacturers and associated industries. Again, by the end of World War One, the food processing industry was also in place in Chippendale, including the White Wings factory, Bendollar Chocolate Company, MacRobertson's Chocolate factory and the Phoenix Biscuit Company, all of which were located on Cleveland Street.⁵ Heavy manufacturing was to be found in both wholesaling and production, with companies such as Clutterbuck Brothers, numerous wire workers, engineers, printing firms, galvanisers, motor accessories manufacturers and spring makers. As the small residential cottages were demolished, they were increasingly replaced by commercial, retail and industrial buildings. By mid-century, the area in close proximity to the railway, between Regent and Abercrombie Streets, was a hub of industry and manufacturers.⁶

Following World War Two, many of the residents moved out to the suburbs as part of a larger pattern of prosperity and consequent suburbanisation. In their place came new migrants: Greeks, Italians and British immigrants, although many southern Europeans did not stay long in the area. Other nationalities were Asian, African and South American countries, with the area generally becoming desirable to students through its proximity to the Sydney University. In the latter part of the twentieth century, the factories and similar industries needed to expand, and chose to move to other suburbs, leaving their warehouses vacant for new enterprises and overall redevelopment. Older businesses, such as the brewery, remained, and even expanded, as late as the 1980s, when houses in Balfour, Wellington and Kensington Streets were demolished to enable the construction of new buildings. However, the small sizes of the allotment limiting the growth of the various manufactories meant that companies needed to relocate away from the inner city area., with a pattern evident by the late 1970s and early 1980s of businesses moving away from the Chippendale/Redfern area.

⁵ Fitzgerald, *Chippendale*, p.87

⁶ Fitzgerald, *Chippendale*, p.105

2.3 Early Ownership of the Subject Site

The subject site originally formed part of a ninety-five acre parcel of land granted to William Chippendale on 31 August 1819.

It was acquired by merchant and importer Jean Prosper De Mestre, who was involved in shipping, whaling and property markets and was well regarded as a business leader in the Sydney colony, at one time becoming a director of the Bank of New South Wales. De Mestre was declared insolvent in 1844 and died at Terara, Shoalhaven, after a short illness later that same year.⁷

The breakup of his property portfolio began prior to his death, with advertisements for his Sydney city properties published in the *Sydney Morning Herald* on 15 May, 1844.

Lots 16 and 18 of Section 2 of De Mestre's subdivision, with 'building allotments at Chippendale' was conveyed to:

- GC Hayes (1844)
- LF Johnson (1848)
- WW Billyard (1855)
- FGC Hanlow (1861)

Throughout the mid-1800s the subject site remained undeveloped, although a number of buildings fronting onto Cleveland Street had begun to appear.

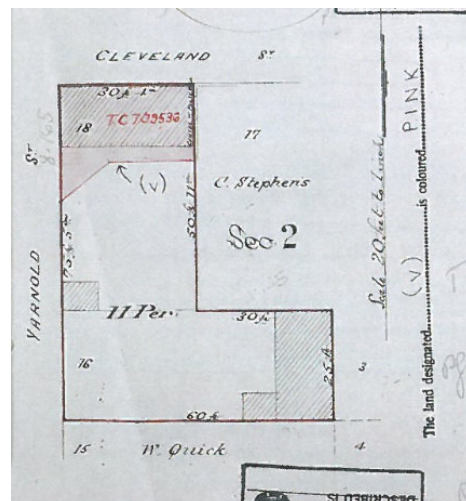


Figure 2.1
Certificate of title for Lots 16 and 18 of Section
2 of De Mestre's subdivision of the Chippendale
Estate, 1877, showing the portion bounded by
Cleveland and Eveleigh Streets
Source: V280 F88, NSW Land and Property
Information

2.4 175 Cleveland Street

2.4.1 Early Use of the Site

It was then purchased by builder and surveyor Henry Hodgson of Redfern on 5th March 1877. When the property was brought under the *Real Property Act* in February 1880 it was valued at £400.⁸

Hodgson was an owner-occupier of the property, which was then known as 359 Cleveland Street West. Upon his death at 55 years of age on 6 May 1897, wife Mary Ann, of 359 Cleveland Street West inherited the property⁹ The property was transferred to widow Mary Ann Hodgson in May 1898.

It is likely that the early buildings on the site of 175 Cleveland Street were constructed by Henry Hodgson. By the late nineteenth century, there was a series of residential dwellings extending across the Cleveland Street frontage of the property and a local grocer store at the corner of Cleveland and Eveleigh Streets. Mary Ann Hodgson resided in one of these houses after her husband's death and leased the others.

7 G. P. Walsh, 'de Mestre, Jean Charles Prosper (1789–1844)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/de-mestre-jean-charles-prosper-1789/text2393>, published in hardcopy 1966, accessed online 17 April 2014

8 Primary Application No.4972, NSW Land and Property Information

8 Finality Application NO.497Z, NSW L
9 *Sydney Mornig Herald*, 25 May 1897

2.4.2 Construction of 175 Cleveland Street, c.1938-1940

In April 1934 359-363 Cleveland Street was advertised for sale, comprising *“Two houses and shop and dwelling, Nos 359-363 Cleveland Street, deceased estate, [and] Brick cottage No.1 Eveleigh Street, deceased estate.”*¹⁰

It was transferred to an engineering firm, Raull and Walch Pty Limited on 20 January 1938, with part of the land fronting onto Cleveland Street being acquired by the Commissioners for Main Roads for road widening purposes. This included the early building indicated on the cancelled title document.

The property purchased by Paull and Walch was known as 359-363 Cleveland Street and 1 Eveleigh Street, with the firm paying £1,250 for the houses and corner grocery store.¹¹

The original buildings constructed on the site of 175 Cleveland Street were demolished as part of the Commissioner of Main Roads acquisition of the site for the purposes of road widening. The land was acquired by Main Roads in September 1938, with demolition to occur during 1938-1940.

The c.1938 Civic Survey showed that a new building had been erected abutting the Royal Standard Hotel. It was represented as a two storey structure with a splayed corner onto Eveleigh Street, and with a one storey component to the rear. The replacement building, which was set back from the building line established by the Royal Standard Hotel, was shown as in use by Paull and Walch.



Figure 2.2
Detail of c.1938 civic survey showing the newly redeveloped site with the part two, part one storey building

Source: City of Sydney Archives

¹⁰ Sydney Morning Herald, 11 April 1934

¹¹ Sydney Morning Herald, 29 January 1938.



Figure 2.3
Detail of 1943 aerial photograph showing the redeveloped subject site at 175 Cleveland Street

Source: NSW Land and Property Information

The premises at 359 Cleveland Street was used by Paull and Walch for their engineering business. They offered “*Full plant operating, Jobbing Repetition, Turning, Milling, Grinding, Motor Parts made, [and] repaired.*”¹²

In late 1952, Cleveland Street was renumbered, with the subject site changing from 359 to 175 Cleveland Street.¹³

Paull & Walch mortgaged the property on 12 January 1959 to the Australia and New Zealand Bank, with the arrangement not discharged until 1975, when Paull & Walch went into liquidation¹⁴ and A.D.P.G Pty Limited was subsequently registered as the proprietor on 17 September 1975. A.D.P.G. Pty Ltd opted to acquire the property with a view to expansion, as their main premises were adjacent at 15 Eveleigh Street.¹⁵ It was mortgaged firstly through Esanda Limited (1977), then the Progressive Finance Company Limited (1977) and the Australia and New Zealand Banking Group in 1980.

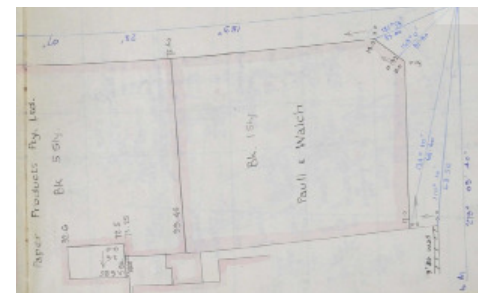


Figure 2.4
Detail of Sydney Water Field Book showing the building footprint of Paull & Walch, dated 29 June 1951

Source: Sydney Water Board

2.4.3 Subsequent Changes to 175 Cleveland Street

The following summary notes the recorded changes to the building at 175 Cleveland Street:

- In 1972 a Development Application was lodged with Council by L Campbell and Associates for alterations and additions to offices within the building.¹⁶
- The property was occupied by A.D.P.G. Pty Limited, which specialised in the manufacturing and distribution of display materials. A DA was submitted, again for alterations and additions including new exit signage, a spray booth area and an upgrading of new concrete stairs to the back loading dock. The stairs in the two storey office component were also modified.¹⁷

¹² *Sydney Morning Herald*, 16 July 1949

¹³ *Sydney Morning Herald*, advertisement, 29 October 1952

¹⁴ See B.O. Smith & Son to Town Clerk, 30 September 1975, File no. 94/175, City of Sydney Council Archives

¹⁵ K. Deacon, Managing Director Ultra Display Services to the Town Clerk, 2 June 1976, City of Sydney Council Archives

¹⁶ 64/72, City of Sydney Council Planning Streetcards.

¹⁷ File note, 16 September 1976, File no. 11 37 0300, City of Sydney Council Archives

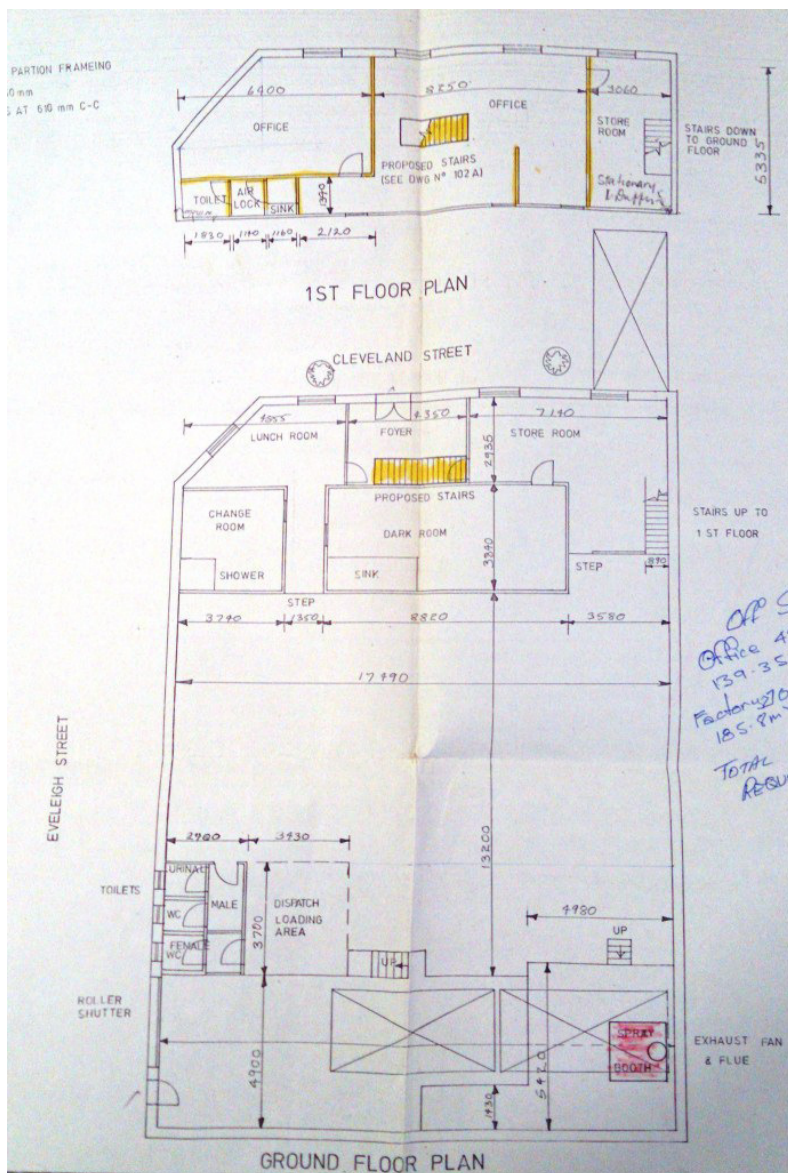


Figure 2.5
Detail of plans lodged by A.D.P.G Pty Limited
for changes to stairs, general upgrading and the
installation of a spray booth

Source: City of Sydney Council Archives

- In September 1978 an application was lodged with City of Sydney Council for a sign, to be mounted to the external wall of the Cleveland Street elevation.
- A subsequent DA was lodged in 1981 relating to fire ordinances following a fire survey that had been conducted in October 1981. Council file notes confirm that inspections conducted in November 1983 showed that all fire issues had been resolved to the satisfaction of Council.



Figure 2.6
175 Cleveland Street, as photographed in June 1982

Source: City of Sydney Council Archives



Figure 2.7
c.1984 photograph looking along Cleveland Street, showing 175 Cleveland Street

Source: City of Sydney Council Archives

2.5 177 Cleveland Street

2.5.1 Development of the site

The corner site fronting onto Woodburn and Cleveland Streets was initially developed by 1878 as the Royal Standard Hotel. The first evidence of its building footprint was shown in the 1888 Metropolitan Detail Series survey, which identified a number of outbuildings and ancillary yard space adjoining the hotel building. Surviving photographs show the building as a three storey hotel with a splayed corner and restrained Victorian detailing on its facade.

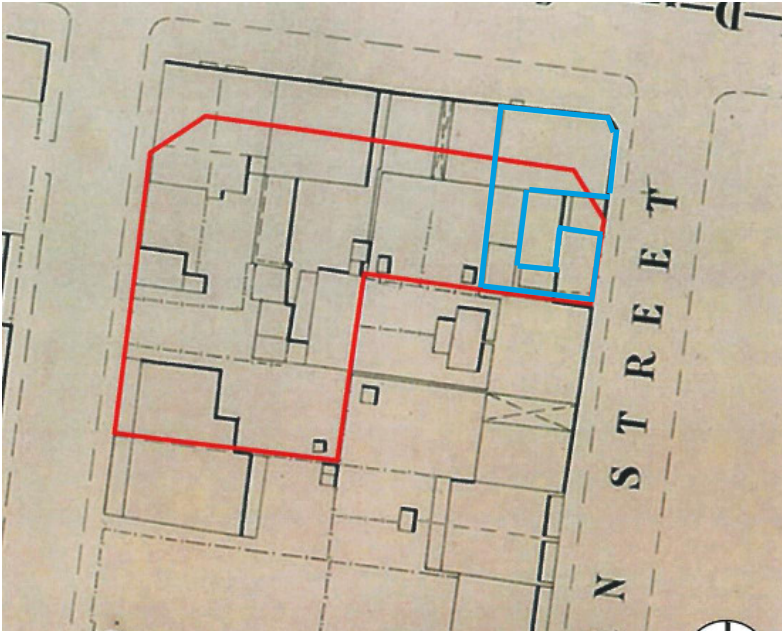


Figure 2.8
Detail of the 1888 Metropolitan Detail Series, showing the subject site outlined in red. The building footprint of the Royal Standard Hotel is outlined in blue.

Source: Modified from base map of Metropolitan Detail Series with site outline reproduced from AHMS 175-177 Cleveland Street Redfern - Baseline Historical Archaeological Report

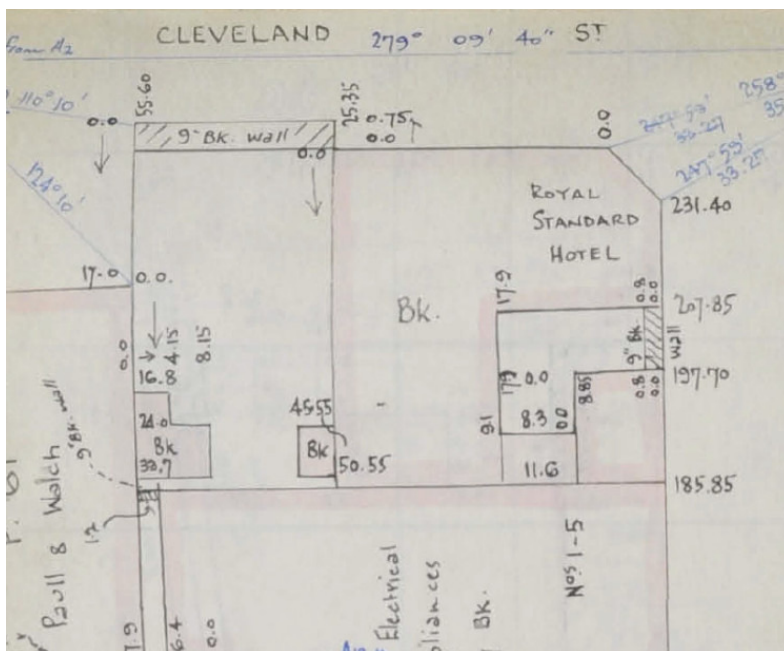


Figure 2.9
Detail of Water Board Field Book survey of the Royal Standard Hotel, recorded 29 June 1951

Source: Sydney Water Board Archives

The hotel's licensee was Jarvis Crimp, who managed the property from the 1870s to 1905, when the licence was transferred to Elizabeth Mohs.

2.5.2 Subsequent Changes to the Royal Standard Hotel

In June 1907, the hotel was flooded when a water main burst. The Royal Standard *"received the full force of the flow. The water poured into the cellar through the grating as well as the bar and the ground floor rooms were flooded."*¹⁸

Subsequent changes to the hotel included:

- In April 1955, a DA was submitted to council for the proposed door opening from the hotel to the yard. This was duly granted and the work carried out and completed by 24 May 1955.¹⁹
- In 1956, a survey of the property indicated that several of the secondary buildings at the rear of the hotel had been modified.
- Photographic evidence indicates that the hotel was no longer in use as such and in deteriorating condition by the 1980s. Council files indicate that it was being utilised for residential purposes.
- A DA was lodged in December 1981 for an illuminated roof sign with an estimated cost of works of \$19,000. This did not appear to eventuate, as in June 1983 a second application was lodged for a roof sign, this time for 'Come to Marlboro Country' signage.²⁰
- The Royal Standard was demolished in 1988, following resumption of part of the hotel by the Department of Main Roads.
- Following its demolition, the site was converted for use as a car park.

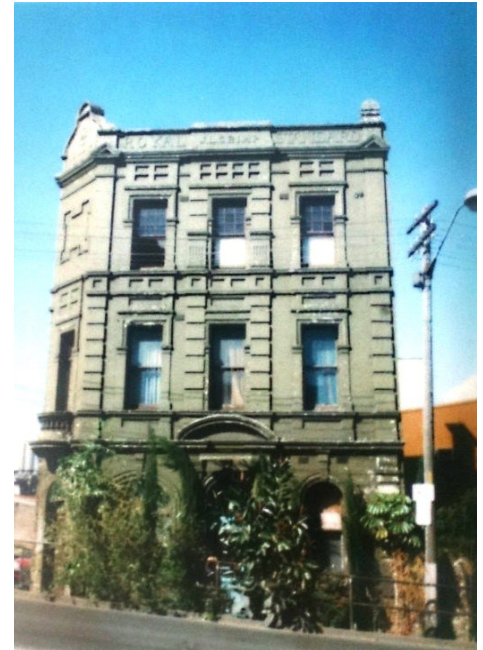


Figure 2.10
c.1984 photograph of the Royal Standard Hotel

Source: City of Sydney Council Archives



Figure 2.11
c.1987 photograph of the Royal Standard Hotel at the corner of Cleveland and Woodburn Streets, prior to demolition

Source: Image No. 033/033098, City of Sydney Council Archivepix

18 *Sydney Morning Herald*, 2 June 1907

19 Building Inspectors Cards, City of Sydney Council Archives

20 City of Sydney Council Planning Street Cards

Physical Evidence

3.0

3.1 Urban Context

The subject site is located in the inner city suburb of Redfern which is located to the south of Sydney Central Business District. It is located within a context of mixed residential and commercial uses. Dwellings in the area comprise typical one and two storeyed semi-detached terrace houses constructed during the late nineteenth and early twentieth centuries. There are also numerous examples of interwar units and contemporary multi-storey apartment buildings in the area.

3.2 Site Description

Views within the streetscape extend along Cleveland Street in both easterly and westerly directions. The property is an L-shaped site bounded by Eveleigh, Cleveland and Woodburn Streets. It contains a part one and part two storey building known as 175 Cleveland Street. As the subject building is modest in height and scale, it does not have a strong visual presence within the Cleveland Street context, being overlooked by three storey and multi-storey apartment buildings in the general vicinity of the site.

177 Cleveland Street is the site of the former Royal Standard Hotel, which was demolished in the 1980s. The vacant site is currently used as a car park.

3.3 Description of the Building Exterior

The light industrial building at 175 Cleveland Street has a splayed two storey component along its principal Cleveland Street elevation, dropping down to a single storey level behind, with a saw tooth roof and rear roller door access onto Eveleigh Street, simple timber roof trusses and painted brick walls.

The Cleveland Street elevation occupies half of the block between Woodburn and Eveleigh Streets, with the other half remaining vacant. The painted brick facade presents with restrained interwar detailing at parapet level and across the upper half of the building, incorporating subdued horizontal and vertical motifs. There are late twentieth century modifications to the facade including changes to the fabric and c.1970s signage. Windows are timber framed sashes on the two storey elevation fronting Cleveland Street, with vertically-oriented metal framed window openings on the Eveleigh Street one storey elevation which are flanked by box gutters.

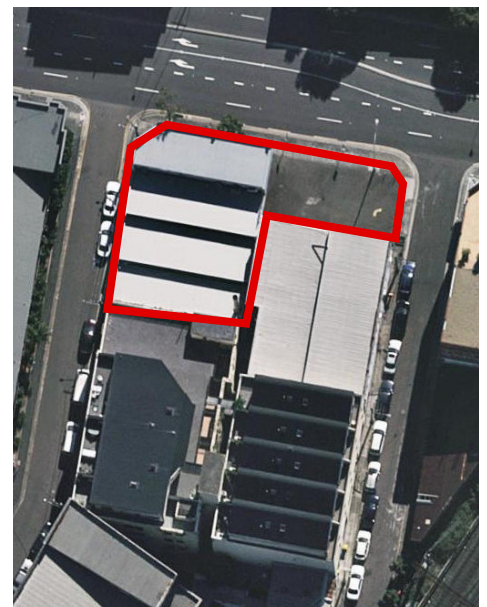


Figure 3.1
Aerial view showing the subject site at 175-177 Cleveland Street, Redfern (outlined in red)



Figure 3.2
Streetscape view along Cleveland Street, looking towards the subject site from the west



Figure 3.3
210-212 Cleveland Street, Redfern, to the west of the subject site



Figure 3.4
Streetscape view, showing the multi-storey building stock in the vicinity of the subject site



Figure 3.5
Streetscape view along the northern side of Cleveland Street



Figure 3.6
Corner of Cleveland and Woodburn, showing the building adjacent to the subject site



Figure 3.7
View of the building stock opposite the subject site



Figure 3.8
View along Cleveland Street, looking towards the subject site (circled)



Figure 3.9
Main elevation (north) of 175 Cleveland Street, with the north elevation of the adjoining building to the east seen behind the carpark



Figure 3.10
View from the corner of Woodburn and Cleveland Street showing the car park and looking towards 175 Cleveland Street



Figure 3.11
Main elevation of 175 Cleveland Street, with the north elevation of the adjoining building to the east seen (on the left) and the splayed corner at Eveleigh Street



Figure 3.12
View of the splayed corner of the subject site on Cleveland and Eveleigh Streets, showing the two storeyed building stepping down to one storey at the rear.



Figure 3.13
Eveleigh Street view of the subject building, with its single storey form and saw tooth roof adjacent to multistorey buildings

3.4 Description of the Building Interior

The interior of the subject building at 175 Cleveland Street is defined by its part two storey, part one storey form. The two storey component of the building comprises former office spaces now utilised as residential, with storage rooms, bedroom, living areas, kitchen and laundry. The interior has been modified during the late twentieth century including 1970s stairs leading to the upper level and new overall fitout and upgrading, with the selected removal of internal walls. Remnant original fabric is present, such as window and door openings.

The single storey component at the rear of the site is an unexceptional former workshop area that is currently used for furniture/antique sales. The large open space is defined by its rear loading dock and remnant original roof trusses.

3.5 Condition and Integrity

Generally, the building at 175 Cleveland Street is in satisfactory condition, owing to upgrading of fabric carried out in the 1970s period. There is evidence of some modification to the external facade in terms of window openings, but otherwise the basic form and presentation is intact. The rear component, with its open workshop space and loading dock, appears to be relatively unmodified.



Figure 3.14
Cleveland Street entry, showing entrance to ground floor furniture sales area and stairs leading up to the first floor residential spaces



Figure 3.15
Ground floor interior of Cleveland Street two storeyed form, looking through to the single storey former engineering workshop space at the rear



Figure 3.16
Ground floor level of two storey building component, with original room configurations and door openings



Figure 3.17
Ground floor storage room



Figure 3.18
Ground floor storage room



Figure 3.19
Ground floor kitchenette



Figure 3.20
Late twentieth century stairs leading to the upper level of the two storey building



Figure 3.21
Upper floor of the two storey building



Figure 3.22
Upper level, showing original window opening and brickwork



Figure 3.23
Former office space, currently utilised as first floor kitchen



Figure 3.24
Single storey workshop building component, located to the rear of the two storey Cleveland Street portion.



Figure 3.25
View of single storey workshop space with saw tooth roof form



Figure 3.26
Rear loading dock, opening onto Eveleigh Street



Figure 3.27
Detail of workshop space showing roof trusses



Figure 3.28
Remnant chimney, located on rear wall of workshop

Assessment of Cultural Significance

4.0

4.1 Introduction

Heritage, or “cultural” value is a term used to describe an item’s value or importance to our current society and is defined as follows in *The Australia ICOMOS Burra Charter*, 2013, published by Australia ICOMOS (Article 1.0):

Cultural significance means **aesthetic, historic, scientific or social or spiritual value** for past, present or future generations.¹

The NSW Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) evaluation criteria for potential LEP heritage listing set a high threshold for entry. Terminology such as “important”, “special” and “strong” establish the need for a property to be more than just average in its heritage values if it is to be listed.

4.2 Analysis of Cultural Significance

The following commentary discusses how each of the criteria relate to the subject site. It concludes that the subject property is not of demonstrable heritage significance under any criterion.

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: When the item shows evidence of a significant human activity or is associated with a significant activity of historical phase. When it maintains or shows the continuity of a historical process or activity.

Guidelines for Exclusion: When the item has incidental or unsubstantiated connections with historically important activities or processes. When it provides evidence of activities or processes that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association

The building at 175-177 Cleveland Street, Redfern, was constructed c.1940 following the widening of Cleveland Street by the Department of Main Roads. The premises were owned and occupied by engineering firm Paull and Walch, and used for manufacturing and engineering purposes. It was one of a number of such light industrial businesses along Cleveland Street erected during the interwar period and later modified to accommodate office uses. It makes an unexceptional and nondescript contribution to the streetscape, and in itself is not considered to be of particular significance in the overall pattern of development of the local area.

¹ The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, (2013), p.2.

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: When an item shows evidence of a significant human occupation or is associated with a significant event, person or group of persons.

Guidelines for Exclusion: When an item has incidental or unsubstantiated connections with historically important people or events. When it provides evidence of people or events that are of dubious historical importance or has been so altered that it can no longer provide evidence of a particular association

The property at 175-177 Cleveland Street, Redfern, is not associated with a person or group of persons of importance in the local area.

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: When an item shows or is associated with, creative or technical innovation or achievement. When it is the inspiration for a creative or technical innovation or achievement, is aesthetically distinctive, has landmark qualities or exemplifies a particular taste, style or technology.

Guidelines for Exclusion: When an item is not a major work by an important designer or artist, has lost its design or technical integrity. When an item's positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded or has only a loose association with a creative or technical achievement

The building is a restrained two storey painted brick structure along Cleveland Street, and a one storey painted brick with saw tooth roof and roller door entry on the Eveleigh Street elevation. It is a fairly typical architectural type of its period, and is not important in demonstrating aesthetic characteristics or serving as a high quality example of creative or technical achievement.

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: When an item is important for its association with an identifiable group or is important to a community's sense of place.

Guidelines for Exclusion: When an item is only important to the community for amenity reasons or is retained only in preference to a proposed alternative.

The property does not have a strong or special association with a particular community or cultural group in the local area.

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

Guidelines for Exclusion: When the knowledge gained would be irrelevant on science, human history or culture. When the item has little archaeological or research potential or only contains information that is readily available from other resources or archaeological sites. Where the knowledge gained would be irrelevant to research on science, human history or culture.

The original parcel of land fronting onto Cleveland Street that had been developed in the nineteenth century was partially acquired by Main Roads and redeveloped to enable the widening of Cleveland Street. Across the remainder of the site, the property was similarly redeveloped c.1940 for the construction of the existing building, resulting in extensive soil disturbance.

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

Guidelines for Exclusion: When an item is not rare or is numerous and not under threat.

As the building is an unexceptional example of an interwar light industrial building and workshop, it cannot be considered uncommon, rare or endangered. Numerous examples of this building type are in evidence throughout the Sydney area.

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: When an item is a fine example of its type or has the principal characteristics of an important class or group of items. When an item has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique

or activity or is a significant variation to a class of items. Where it is outstanding because of its setting, condition or size or may be part of a group, which collectively illustrates a representative type. When an item is outstanding because of its integrity of the esteem in which it is held.

Guidelines for Exclusion: When an item is a poor example of its type or does not include or has lost the range of characteristics of a type. An item that does not represent well the characteristics that constitutes a type or variation from it.

The subject building is an interwar structure built for light industrial and manufacturing purposes. It is not an exceptional or high quality example of its type and does not present with key characteristics or architectural qualities of particular note.

4.3 Statement of Significance

The property at 175-177 Cleveland Street, Redfern, contains a part one and part two storeyed painted brick light industrial building constructed c.1940 following the partial acquisition of the original allotment for road widening purposes, and an open air car park.

Its principal elevation along Cleveland Street is of two storey painted brick showing restrained interwar detailing at parapet level. The rear of the building is a single storey painted brick workshop with saw tooth roof and metal roller door entry. The building has been internally modified for office purposes within its two storey Cleveland Street component, but retains its basic external form and detailing. It does not make a positive or otherwise noticeable contribution to the streetscape.

The building is not associated with any individuals or groups of significance within the local area, nor is it considered to be of a rare, unusual or endangered architectural type. It is located in an area that was dominated by industrial and commercial manufactories during the mid-to-late-twentieth century and as such is considered an unexceptional example of its type and of the former pattern of development within the local area.

4.4 Meeting the Primary Objective of Heritage Listing

One of the primary objectives of heritage listing historic properties within any local government area is to preserve important examples of buildings that can demonstrate the historic development of the area.

The subject building at 175-177 Cleveland Street, Redfern, is currently used for the sale of furniture and for residential purposes. Originally constructed in c.1940 and used by an engineering firm,

the building later accommodated alternative commercial uses.

Given it has no associations with individuals of significance, nor is it of a significant rare or endangered architectural style, it is not considered to be of sufficient importance, in the development of the local area, to meet the fundamental objective of heritage listing.

4.5 Conclusion

The building at 175 Cleveland Street, Redfern, has been severed from its original long-term use as an engineering workshop, as manufacturing companies have moved away from this inner city area.

It is a mundane example of a common building type and does not make a positive contribution to the streetscape.

Having considered the available evidence, it is concluded that the building at 175-177 Cleveland Street, Redfern, is not of significance in heritage terms.

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