

ATTACHMENT C

HERITAGE INVENTORY SHEET

229 BOURKE STREET DARLINGHURST

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Terrace House Group

Item

Name of Item: Terrace House Group
Type of Item: Built
Group/Collection: Residential buildings (private)
Category: Terrace
Primary Address: 219-229 Bourke Street, Darlinghurst, NSW 2010
Local Govt. Area: Sydney

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
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All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
219-229 Bourke Street	Darlinghurst	Sydney			Primary

Statement of Significance

The terrace dates from one of the key period of layers for the development of Darlinghurst as a direct result of subdivision of the Riley Estate. It is a good example of a Victorian Italianate terrace with a richly detailed façade which makes a positive contribution to the streetscape.

Date Significance Updated: 05 Sep 05

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Physical Description: Two storey bald faced Victorian Italianate style terrace group with basement level.. The terrace features a rusticated sandstone base course with, rendered walls embellished with string courses, vermiculated quoins at corners and a parapet decorated with balustrade and urns. Ground floor openings are arched and above each door are blind bulls eye windows.

Modifications and Dates: Terrace at No 229 is in poor condition having been gutted by fire.

Further Information: Further research is required to accurately determine the date of construction

Heritage Inventory sheets are often not comprehensive, and should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently: it does not mean that items are not significant.

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Further research is always recommended as part of preparation of development proposals for heritage items, and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

History

Historical Notes:

.The "Eora people" was the name given to the coastal Aborigines around Sydney. Central Sydney is therefore often referred to as "Eora Country". Within the City of Sydney local government area, the traditional owners are the Cadigal and Wangal bands of the Eora.

With European Occupation of the Sydney region from 1788 , the Cadigal and Wangal people were largely decimated but there are descendants still living in Sydney today.

The first land grant in the area was 100 acres on Woolloomooloo Bay granted to Commissary John Palmer in 1793. Palmers grant was immediately east of Sydney Common Grounds. To the east, a group of smaller grants were made to important colonists by Governor Darling for private residences. These included Edward Deas Thomson's "Barham" and James Laidley's "Rosebank", both believed to be designed by John Verge, in the area between Darlinghurst Road and Bourke Street. Palmer built his residence at Woolloomooloo in 1801. As a farmer and grazier Palmer was a success and he subsequently became one of the pre-eminent land and stock holders in the colony. Palmer added to his holdings by purchasing farms in Surry Hills. He held the position of Commissary General until 1808 after which he returned to England to face an inquiry into the Rum Rebellion. While abroad, Palmer leased his land to Alexander Riley. On arrival back to Australia in May 1814 he found himself in increasing debt.

In order to settle these debts the Sheriff, William Gore, ordered that Palmer's Surry Hills Estate be sold by auction on 1 October 1814.

Palmer's Estate was to be the first of many land sales in the area and the subdivision of the Estate by Surveyor General James Meehan was the first of several, mostly unsuccessful attempts to promote the orderly development of Surry Hills. Meehan's grid was parallel with South Head Road, proposing streets, 50 feet wide. Surveyor T.L. Mitchell managed to devise a scheme which was in direct conflict with the alignments laid down by Meehan in 1814.

Edward Riley whom Riley Street is named after, bought up tracts of John Palmer's Estate from 1814 onwards.

The terrace was constructed c 1880s.

When Edward suicided in 1825, the Estate was tied up with two conflicting wills. After years of litigation, the Riley Estate was eventually divided into seven parcels of land of equal value and raffled amongst the heirs. The Commission appointed to oversee this subdivision needed to create streets that would divide up the seven portfolios of blocks. This task was complicated by the Commission's desire to confirm T.L. Mitchell's plan for the streets within the bounds of the Riley Estate - especially Crown and Bourke Streets. The streets within the Riley Estate, including Crown Street, were finally proclaimed in 1848.

Beneficiaries of Riley's Estate subdivided their blocks from the 1840s. Development intensified with the gold rushes of the 1850 and 1860s. Subdivision of the smaller residential grants to the east occurred after the Riley Estate was developed.


William Street and Oxford Street were widened in the period 1910-1920 and allotments were amalgamated and redeveloped.

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Assessment of Significance

- SHR Criteria a)**
[Historical Significance] The building has historic significance as it dates from the key period of development of Darlinghurst and the subdivision of grand estates into residential and commercial development.
- SHR Criteria c)**
[Aesthetic Significance] The building has aesthetic significance as a good example of a Victorian Italianate terrace which demonstrates many of the key aspects of the style.
- SHR Criteria f)**
[Rarity] The building is not rare.
- SHR Criteria g)**
[Representativeness] The building is a representative example of a Victorian Italianate terrace found in Darlinghurst and the inner suburbs of Sydney.

Integrity/Intactness: Moderate

Assessment Criteria Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended Management

The building should be retained and conserved. A Heritage Assessment and Heritage Impact Statement should be prepared for the building prior to any major works being undertaken. There shall be no vertical additions to the building and no alterations to the facade of the building other than to reinstate original features. The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, shall not be visibly prominent and shall be in accordance with the relevant planning controls.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
<i>Local Environmental Plan</i>	South Sydney Amending LEP 2000	78		97	
<i>Heritage study</i>					

Study Details

Title	Year Number	Author	Inspected by	Guidelines Used
South Sydney Heritage Study	1993	Tropman & Tropman Architects		Yes

References, Internet links & Images

Type	Author	Year	Title	Internet Links
Written	Donald Elsmore	2004	Statement of Heritage Impact - 100 Stanley Street, Surry Hills (sic)	
Written	Anita Heiss		Aboriginal People and Place, Barani: Indigenous History of Sydney City	

Note: Internet links may be to web pages, documents or images.

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Data Source

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