

Heritage Inventory Sheet

Recommended Name	Federation Shopfronts		
Site Image			
Address	23 and 25 Auburn Road, Auburn NSW 2144		
Lot/Section/DP	1	-	1024384
	8	-	569556
Heritage Study ID	HS4		
LEP ID	Not currently included on the Cumberland LEP		
Heritage Conservation Area	This item is in a potential Heritage Conservation Area, South Parade HCA (HS141)		
Date Updated	January 2021		
Significance Level	LOCAL		
Site Type	Level 1	Built	
	Level 2	Commercial	

Curtilage Map



Statement of Significance

The commercial shopfronts at 23-25 Auburn Road are locally significant for their historic, aesthetic and representative heritage values. Built in c.1913, the building is historically associated with the subdivision of Vale and Sons land, known as Vale's Estate. The subdivision of the Vale Estate along Auburn Road and South Parade established the commercial town centre of Auburn's high street. The building demonstrates the pattern of subdivision that occurred within this area during the Federation and Inter-War period. The building is of aesthetic significance as an intact Federation Free Style commercial building. Key aesthetic attributes include decorative parapet, arched window and paint scheme. The item demonstrates representative qualities of an intact Federation commercial building designed in the Federation Free Style, built in Auburn.

Criteria Assessment

a) Historic	The item is historically associated with the subdivision of Vale and Sons land, known as Vale's Estate. The subdivision of the Vale Estate along Auburn Road and South Parade established the commercial town centre of Auburn's high street. The building demonstrates the pattern of subdivision that occurred within this area during the Federation and Inter-War period.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The item is of aesthetically significant as an intact Federation Free Style commercial building. Key attributes include decorative parapet, arched window and paint scheme.
d) Social	The item does not meet this criterion.
e) Scientific	The item does not meet this criterion.

f) Rarity	The item does not meet this criterion.
g) Representativeness	The item demonstrates representative qualities of an intact Federation commercial building designed in the Federation Free Style, built in Auburn.

Physical Description

The commercial shopfronts at 23-25 Auburn Road are characteristic of the Federation Free Style. The two-storey shop fronts share similar façade decoration with some differences, notably the paint scheme and number of windows. The front elevation exhibits a masonry façade embellished with an eclectic combination of elements characteristic of the Federation Free Style. This includes a rendered gabled pediment at its centre surmounting a simple entablature that rests upon decorative consoles. The decoration of the upper façade is further defined by vertical courses of expressed brick, and brick piers that project above the parapet. The parapet is finished with an arrangement of three brick piers that consists of a central square pier with a rendered end and topped with a tiered horizontal cornice. Either side of the central pier are two smaller piers finished with a semi-circle pediments. Below the gable is a semi-circular window with a rendered string course and casement windows. The upper façade of 25 Auburn Road has two rectangle window openings added to the façade, that are a later modification. The windows have steel bars located on the inside and appear to have metal window frames.

The roof material was not visible from public domain. Aerial imagery indicated the buildings have been re-roofed and extended to the rear.

No. 23 Auburn Road features a contemporary blue paint scheme, while No. 25 Auburn Road has retained an original or early paint scheme. This includes some exposed red face brick with evidence of previous tuck pointing. The brick masonry is generally painted cream with green architraves.

A modern cantilevered awning is fixed to the building by tensile bracing. Below the awning, the lower façade features highly modified spaces for the inclusion of contemporary window shopfronts and signage. The underside of the awning has fibro sheets with fluorescent lights affixed and decorative metal brackets.

Nos. 23 and 25 Auburn Road retain a prominent position within the urban landscape of Auburn. The shops are fronted by a paved footpath and public seating. In c.2017, Auburn Road was converted into a one-way street in this section between Kerr Parade and Queen Street, and the sidewalk was widened and lined with palm trees and low-lying hedges.

Overall, the buildings condition is fair, there is some weathering to the parapet and the cornices are missing render. A metal structural bracket is fixed to the parapet of No. 23 Auburn Road.

Condition	Good	Fair	Poor
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Alterations and Additions

- Contemporary paint scheme applied to No. 23 Auburn Road, c.2007-2009.
- Addition of conduits and air conditioning
- Contemporary signage
- Contemporary awning
- Contemporary lighting
- Addition of two rectangular windows to façade of No. 25 Auburn Road.

The item is considered to have moderate integrity with much of the original facades detailing intact. Due to the continued use of the building for commercial uses it is likely the interiors have low integrity.

Integrity	High	Moderate	Low
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** element detracts from the overall cultural significance of the place*

Historical Notes

Construction years	c.1913
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Auburn

The land which forms part of the modern suburb of Auburn was first developed the 1790s, when a track from Sydney to Parramatta was first developed and early land grants were given to free settlers and ex-convicts in the area. Most early land grants were small, measuring between 30-100 acres and were awarded to people such as Edward Gould, Henry Marr, Thomas Bates and John O'Donnell. Larger grants were given to established merchants and officials, such as James Chisholm, a merchant, who received a 600-acre grant, and Joseph Hyde Potts, who was given 410 acres.

In 1855, the first railway line from Sydney to the Parramatta Junction allowed for suburban development around the area. The suburb of Auburn developed in the 1860s-80s from the subdivisions by John Yelverton Mills near the railway station. Mills named the suburb after the village in Oliver Goldsmith's poem 'The Deserted Village'. During this period, several main roads were built through the area and by 1880 it was reported that there were about 40 residences and a population of 200 people living in Auburn. By 1912-13, Auburn had established itself as suburb with the 11th largest number of new buildings in the metropolitan area for that year, with 268 approvals.

From the 1870s, industrial development had a significant impact on Auburn's development. This process began in the 1860s when the New South Wales government began buying small lots of railway rolling stock locally. Some notable industries that came to Auburn include Henry Vale & Co. who built locomotives around Auburn, car and tractor maker Caldwell Vale, and Purcell Engineering. As the area was known for its clay-based soil, pottery and brickmakers flourished in the area, such as the Auburn Brick, Tile & Pottery Company who took over Duck River Brickworks.

23-25 Auburn Road

The land on which the item is located formed part of Thomas Turners 80-acre land grant. Auburn Road was formed by the early subdivisions of Auburns town centre, along the boundaries of Thomas Turner and Thomas Bates land grant. Auburn Road was significant passage that connected Auburn Station to Woodville Road.

Turners 80-acre land grant was purchased by John Yelverton Mills for £15 per acre from William McMillan in October 1876. This land as well as Bates neighbouring land grant was purchased and planned for the subdivision of the Auburn Township. The Auburn Township was laid out on a traditional north south grid with back- to-back allotments with 40' frontages (12.192 m) as was the norm of the day although the streets were a generous 66 feet (20.117 m) wide.

The first auction of the Auburn Township was made on 1 June 1878 and although sales were successful development was slow. It covered the section of Turner's grant to the east of Auburn Road extending to Percy Street, known as Auburn East, being sections 12 to 22 of the subdivision (DP 1389).

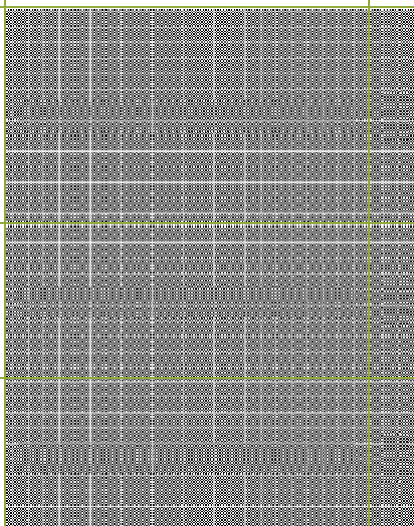
Two industries, associated with the railway, established large scale workshops in Auburn on land along the south side of the railway line adjacent to the Auburn Township in 1878. There was Ritchie Brothers, carriage builders, who were the first to take up land between Marion Street and Helena Street, and the workshops of Vale and Sons, builders of locomotives for the NSW Railway Department, established in 1878. Vales and Sons was located on a parcel of land between Auburn Road and Park Street.

From 1910 through to 1920 the land occupied by Vale and Sons continued to reduce and more commercial shops begin to appear along Auburn Road and South Parade. There continued to be later other subdivision in 1934 of Vale and Sons land. The 1913 subdivision of Vale and Sons land was known as 'Vale's Estate' established the terrace commercial shops along Auburn Road near the railway station. According to the Sands Directory it appears the buildings were originally both owned by the Cunynghame family. No. 23 Auburn Road operated as a chemist, while No. 25 Auburn Road was occupied by watchmaker. No. 23 Auburn Street remained known as 'Cunynghame Chemist' from 1920

to 1940 when the pharmacy changed names and was run by L. J Chapman. The building remains in use as a pharmacy today.

No. 25 Auburn Road had a more diverse commercial use. It was a watchmaker store run by Claud Cunynghame until 1920 when a florist was relocated at No. 25 Auburn Road. The florist was run by Mrs. Curl.

Today the building is occupied by a jewellery store and money exchange.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Include this item as a new heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Include this item's listing as part of or as a Heritage Conservation Area.	X	7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.	X	13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider additional research to nominate this item for the State Heritage Register.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/ associations.	
4. The heritage curtilage for this item should be revised/reduced.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).	X		
5. Not recommended for inclusion on the LEP.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the opportunity arise, a more sympathetic and heritage appropriate paint scheme should be investigated for No. 23 Auburn Road.
- The property is recommended for inclusion in the South Parade Heritage Conservation Area.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	N/A	-
Cumberland Heritage Study	Federation Shopfronts	HS4
National Trust Australia Register	N/A	-

Other References

- Kass, T 1996, Auburn Heritage Study Draft Final Report. Volume 2 Historical Context Report. Sydney: Auburn Council.
- Kass, T 2008, Auburn, retrieved 27 March 2019, <https://dictionaryofsydney.org/entry/auburn>
- Jervis, J 1933, The story of Parramatta and district, Sydney.
- DCP 2007. Auburn Town Centre: Heritage Review, prepared for Auburn Council.

Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on an existing information in the Cumberland Heritage Study Stage 1 2019 prepared by Extent Heritage.

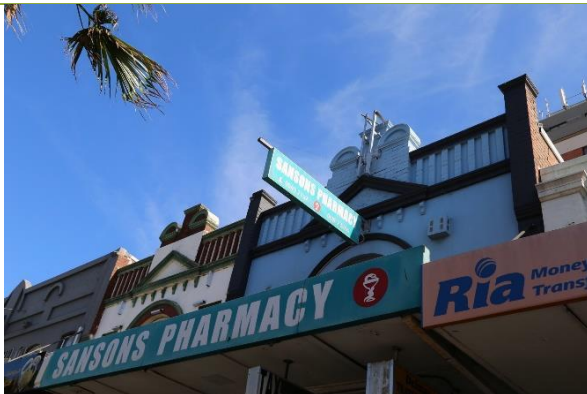
Additional Images



23 Auburn Road.



25 Auburn Road



View from footpath to 23-25 Auburn Road.



Underside of awning.