


Heritage Inventory Sheet

Recommended Name	Late Victorian Shopfront															
Site Image																
Address	60-62 Auburn Road, Auburn NSW 2144 (Recommended for listing) 64 Auburn Road, Auburn NSW 2144 (Not recommended for listing)															
Lot/Section/DP	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="3" style="text-align: center;">Recommended for listing</td> </tr> <tr> <td style="width: 33%;">1</td> <td style="width: 33%;">-</td> <td style="width: 33%;">950406</td> </tr> <tr> <td>1</td> <td>-</td> <td>950408</td> </tr> <tr> <td colspan="3" style="text-align: center;">Not recommended for listing</td> </tr> <tr> <td>1</td> <td>-</td> <td>950407</td> </tr> </table>	Recommended for listing			1	-	950406	1	-	950408	Not recommended for listing			1	-	950407
Recommended for listing																
1	-	950406														
1	-	950408														
Not recommended for listing																
1	-	950407														
Heritage Study ID	HS5															
LEP ID	Not currently included on the Cumberland LEP															
Heritage Conservation Area	Not included															

Date Updated	January 2021	
Significance Level	LOCAL	
Site Type	Level 1	Built
	Level 2	Commercial

Curtilage Map



Statement of Significance

The commercial shopfront at 60-62 Auburn Road is of local significance for its historic, aesthetic and representative values. Built c.1890, the commercial premises are historically linked to the early subdivision of Thomas Turners grant, known as Auburn Estate. The subdivision of the Auburn Estate established Auburn's commercial town centre and facilitated the residential subdivision in the surrounding area. The aesthetic significance of the building is expressed on the front elevation through the presentation of classical motifs characteristic of Victorian architecture. This includes a rendered gabled pediment with sculptured tympanum surmounting the entablature (horizontal member crowning the masonry walls) which rests upon decorative consoles. The item demonstrates some representative qualities of a late Victorian commercial building constructed in Auburn, c.1890.

The Federation shopfront at 64 Auburn Road does not meet the threshold for local or State heritage listing under the NSW Heritage Criteria. The store has some, but insufficient historic significance as a shopfront built in 1920 which is historically linked to the early subdivision of Thomas Turners grant, known as Auburn Estate. The subdivision of the Auburn Estate established Auburn's commercial town centre and facilitated the residential subdivision in the surrounding area. The shopfront is also associated with Charles Arrowsmith, prominent and active resident in the Auburn community. The corner store has little aesthetic or representative value being highly modified through the redevelopment of 66-70 Auburn Road which demolished half of the façade that related to 64 Auburn Road. There is minimal significant historic fabric remaining on the façade with the structure retaining only its form, allotment and original chimney. The building has low integrity as a Federation shopfront and is not considered to be a good representative example of a shopfront in the Cumberland LGA. There are better representative examples.

Criteria Assessment

a) Historic	<p>The commercial shopfront at 60-62 Auburn Road is historically linked to the early subdivision of Thomas Turners, known as Auburn Estate. The subdivision of the Auburn Estate established Auburns commercial town centre and facilitated the residential subdivision in the surrounding area.</p> <p>The Federation shopfront at No. 64 Auburn Road, has some but insufficient historic significance as a shopfront built in 1920 which is historically linked to the early subdivision of Thomas Turners grant, known as Auburn Estate.</p>
b) Associative	<p>The Federation shopfront at 64 Auburn Road is of some local significance for its historical association with Charles Arrowsmith. Charles Arrowsmith was the appointed registrar of Births, Deaths and Marriages at Auburn. He held this position for ten years and operated the business from 64 Auburn Road. He passed away in 1935. Mrs Arrowsmith was next appointed the registrar and continued to run the Births, Deaths and Marriages registry at 64 Auburn Road.</p>
c) Aesthetic/Technical	<p>60-62 Auburn Road is aesthetically significant as a Victorian commercial building with a highly decorative parapet.</p> <p>64 Auburn Road does not meet this criterion. A majority of the building's architectural merit has been removed as part of the redevelopment of 66-70 Auburn Road.</p>
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	<p>60-62 Auburn Road demonstrates some representative qualities of a late Victorian commercial building, built in Auburn c.1890.</p> <p>64 Auburn Road has low integrity as a Federation shopfront and is not considered to be a good representative example of a shopfront in the Cumberland LGA. There are better representative examples.</p>

Physical Description

The shopfront at 60-64 Auburn Road includes two commercial buildings.

60-62 Auburn Road

60-62 Auburn Road is a two-story Victorian commercial shopfront that dates to c.1890s. The façade is constructed of red face brick with traces of red oxide and tuck pointing, laid in the English Garden Wall bond pattern. The front elevation exhibits a masonry façade embellished with classical motifs characteristic of Victorian architecture. This includes a rendered gabled pediment surmounting the

entablature (horizontal member crowning the masonry walls) which rests upon decorative consoles. The cementitious plaster scrolls and Acorn motif in the tympanum may symbolise growth and strength.

The upper-level façade has three windows with flat arched lintels, a brick sill and replaced metal window frames. The windows would have originally formed doorways and provided access to a verandah. The brick infill below the windows has been laid in an alternative stretcher bond pattern. Other modifications to the upper façade include the addition of an air conditioning unit, two conduits and remnant of a former sign and several patch repairs to mortar.

A cantilevered awning fixed by tensile bracing extends along the front façade. The awning contains a number of contemporary signs along the fascia. The underside of the awning appears to be fibre sheets with fluorescent lighting.

The lower-level façade is a highly modified space with widened entrances and window openings to accommodate a small supermarket and tobacconist. Each shop has metal frames and modern glass fronted by contemporary metal roller awnings. The building also features a substantial rear extension.

64 Auburn Road

The building at 64 Auburn Road is a single storey, face brick Federation commercial building with a flat corrugated metal roof hidden behind a tall brick parapet. A large cantilevered awning extends from the beneath the parapet and is affixed to the building by tensile bracing. The building presents a highly modified space with little heritage detail retained. This is due to the development of 66-70 Auburn Road which has redeveloped half of the original building. The original building would have had a symmetrical façade with a central rendered parapet.

Condition

Overall, the buildings appear to be in a good condition. There are no obvious signs of repair required from the public domain.

Condition	Good	Fair	Poor
-----------	------	------	------

Alterations and Additions

60-62 Auburn Road

- Modified windows
- Modified awnings*
- Modified internal fit-out for current use*
- Contemporary signage*
- Modified entrance on the lower façade
- Air conditioning units*
- New paint and render to parapet
- Rear extension

64 Auburn Road

- Modified awning*
- Contemporary signage*
- Restaurant fit-out
- Redevelopment half of original building.*

The integrity of this item is varied. The upper façade of 60-62 Auburn Road is considered to have **moderate** integrity while the lower façade has undergone a number of changes associated with its use.

The building at 64 Auburn Road is considered to be of **low** integrity as it only presents half of the original building and has a highly modified restaurant interior.

Integrity	High	Moderate	Low
-----------	------	----------	-----

* element detracts from the overall cultural significance of the place

Historical Notes

Construction years	c1890 (60-62 Auburn Road), 1920 (64 Auburn Road)
--------------------	--

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 Pots, 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.

60-64 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). The subject site was located in Section 13.

Auburn Road initially developed as residential streetscape with several cottages owned by prominent locals, and in 1887 gas mains were laid as Auburn met the number of houses required by the government to justify the installation. The residential core of Auburn was at first developed closer to the railway, however by the late 1880s Auburn Road had the basis of a retail street. Auburn Road is now considered the one of the high streets in Auburn.

The commercial building at 60-62 Auburn Road dates to the late 1890s and according to Sands Directory the building has had a number of occupants including; a tobacconist (1910) and a bootmaker (1915) at No. 60; and a fancy goods and stationary store (1910) and dentist (1915) at No. 62.

Number 60-62 Auburn Road appears to have been a Greek restaurant called Socrates in the early 2000s, which suffered fire damage in 2012. In 2013, following the repairs due to the fire, the windows were replaced and the air conditioning units stored inside. The Socrates restaurant was replaced by the International Centre for Travel and Tourism, which occupied the space until c.2015. From 2016,

first floor has been used by the Western Community Islamic Centre. The lower façade remains in use as a tobacconist and supermarket.

According to Sands Directory 64 Auburn Road was occupied by Charles Arrowsmith from 1920 and into the 1930s. Mr Charles Arrowsmith was a prominent local and an active man in the Auburn community. Upon moving to Auburn at the turn of the century, Arrowsmith worked at Richie Bros on South Parade, until 1914 when he joined the railway staff at Clyde repair siding. He became head storeman in 1917 until 1922. It was due to poor health that Mr Arrowsmith retired from the railway work. In 1924, C. Arrowsmith was appointed the districts registrar of Births, Deaths and Marriages at Auburn. He held this position for ten years. He passed away in 1935 and was survived by his wife and three children. Charles Arrowsmith worked closely with the Church of Christ, local newspapers where he submitted articles, Auburn District Hospital where he was on the board of management and the School of Arts. In 1935, Mrs Arrowsmith was appointed registrar and the business was reopened under her son's management on Auburn Road.

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.		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.	X	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.	X	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:

- It is recommended that 60-62 Auburn Road is listed as a local heritage item on the Cumberland LEP.
- It is not recommended that 64 Auburn Road is included as a local heritage item on the Cumberland LEP. It retains minimal heritage fabric and has minimal heritage significance. There are better examples in the Cumberland LGA and the property (64 Auburn Road) does not contribute to the significance of 60-62 Auburn Road.

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	N/A	-
Cumberland Heritage Study	Late Victorian Shopfront	HS5
National Trust Australia Register	N/A	-

Other References

- DPC Heritage 2007, 'Auburn Town Centre: Heritage Review', prepared for Auburn Council.
- Kass, T 2008, Auburn, retrieved 27 March 2019, <https://dictionaryofsydney.org/entry/auburn>

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 existing information in the Cumberland Heritage Study Stage 1 2019 prepared by Extent Heritage.

Additional Images



View from Auburn Road to 60-62 Auburn Road.



View from Auburn Road to side elevation and rear extension of 60-62 Auburn Road.



Detail of parapet on 60-62 Auburn Road.



Detail of signage and underside of awning of 60-62 Auburn Road.



View from Auburn Road to 60-64 Auburn Road.



64 Auburn Road with new development.



Google Streetview c.2009 showing adjacent land under construction in the background.



Google streetview c.2007. Prior to the redevelopment of the building in 2008.