


Heritage Inventory Sheet

Recommended Name	Pritchard's Building		
Site Image			
Address	6-14 Auburn Road, Auburn NSW 2144		
Lot/Section/DP	1-2	-	587692
Heritage Study ID	HS3		
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

Pritchard's Building located at 6-14 Auburn Road is locally significant for its historic, aesthetic and representative heritage values. Built in c.1930 by engineer R. M. Pritchard, the building is historically associated with the subdivision of Vale and Sons land, known as Vale's Estate. The subdivision of Vale's Estate along Auburn Road and South Parade established these streets as the high streets of the commercial town centre of Auburn. The building demonstrates the pattern of subdivision that occurred within this area during the Inter-War period. The building is of aesthetic significance as an intact Inter-War Free Classical commercial building that features some Art Deco stylistic motifs. Key aesthetic attributes include decorative parapet, rendered brick piers and mouldings and polychromatic brickwork. The item demonstrates representative qualities of an intact Inter-War commercial building designed in the Inter-War Free Classical style, built in Auburn.

Criteria Assessment

a) Historic	Built in c.1930 by engineer R. M. Pritchard, 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 these streets as the high streets of the commercial town centre of Auburn. The building demonstrates the pattern of subdivision that occurred within this area during the Inter-War period.
b) Associative	The item does not meet this criterion.
c) Aesthetic/Technical	The building is of aesthetic significance as an intact Inter-War Free Classical commercial building that features some Art Deco stylistic

	motifs. Key aesthetic attributes include decorative parapet, rendered brick piers and mouldings and polychromatic brickwork.
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 Inter-War commercial building designed in the Inter-War Free Classical style, built in Auburn.

Physical Description

Pritchard's Building is an Inter-War period two-storey commercial building with an eclectic mixture of Art Deco and Free Classical features. The building consists of a highly intact symmetrical parapet wall façade which is constructed of dark polychromatic face brick, accentuated with trimming and details which are rendered in cream. The building features a straight horizontal parapet with a central brick pier and a gable parapet ends. Each gable is topped with a moulded palmette at the apex. Along the top of the parapet is egg and dart crown moulding. The horizontal parapet is terminated with an arrangement of rendered engaged brick piers and a larger rendered central stepped rectangular pier which has an inset central arched window with a smaller fixed multi-paned window above, both which have been infilled. This central pier is decorative with exposed brick sections which form a geometric motif. At the top section of the central pier the words 'PRITCHARD'S BUILDING 1930' are moulded in cement. To either side of the central pier are three keyed oculus openings, with each of the four keystones rendered. Within each opening is a square recessed vent divided into four segments with a rendered cross.

The northern end of the upper façade retains its original multipaned double-hung sash windows which are covered by steel bars. To the southern end of the façade, original sash windows have been replaced by metal framed, single-pane windows with fixed glazing.

A cantilevered awning is fixed to the building by tensile bracing. The underside of the awning has fibro sheets to the northern end which appears to have been partially replaced along the southern end. Below the awning, the lower façade features highly modified spaces for the inclusion of contemporary window shopfronts and signage.

The building retains a prominent position within the urban landscape of Auburn. The shops are fronted by a paved footpath and neat low hedging. 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.

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

Overall, the building is in a good condition, and the rendered details on the upper parapet are highly intact.

Condition	Good	Fair	Poor
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Alterations and Additions

- Reroofed
- Some windows replaced with single pane windows
- Contemporary signage
- Contemporary awning
- Contemporary lighting
- Lower façade highly modified

The item is considered to have high integrity with much of the original façade 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.1930
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Auburn

The land which forms part of the modern suburb of Auburn was first developed in 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 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.

Pritchard's Building

The land on which the item is located formed part of Thomas Turner's 80-acre land grant. Auburn Road was formed by the early subdivisions of Auburn's 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.

Turner's 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. 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.

Pritchard's building was erected by engineer R.M Pritchard in c.1930. Following the construction of this building Pritchard offered to lay down half the cost for laying down a full-width concrete path in front of

the shop. The Sands Directory shows Prichard's buildings to be occupied by a number of businesses, in particular as a dentist surgery for L Medicott and W.L. Medicott.

The building continues in use as a commercial building and currently is occupied by a bank, tax agent and financial services.

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.		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. X
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:

- None

Listings

Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	N/A	-
Cumberland Heritage Study	Pritchard's Building	HS3
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.
- *The Cumberland Argus Fruitgrowers Advocate* 1930, 'Auburn's Progress, Curate's Complaint', 10 March 1930, p.6

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



Façade of Pritchard's building



View along ground floor of shops.



Detail of parapet.



Detail of central parapet pier.