

STATEMENT OF HERITAGE IMPACT



74 Henry Street, Penrith
Prepared for Rizon Building
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1.0 INTRODUCTION

1.1 Background and Proposal

This Heritage Impact Statement was commissioned by Rizon Building to accompany a Development Application to Penrith City Council for proposed works to a heritage item at 74 Henry Street, Penrith. It assesses the heritage impacts of the proposed works on the heritage item.

The subject heritage item is a fire damaged commercial building and was occupied by a hospitality business prior to a recent fire which occurred during October 2019. The main area of fire damage is to the rear of the building.

The proposal is for reinstatement works to the fire damaged heritage item comprising:

Ground Floor

- Demolition and reconstruction of the rear southern external brick wall.
- Demolition and reconstruction of the internal timber framed walls surrounding the store room.
- Reconstruction of the roof structure over the kitchen area to the rear of the building.
- Replacement of the hot water unit.

First Floor

- Demolition and reconstruction of the rear southern external brick wall.
- Replacement of two exposed timber trusses including rafters and ceiling joists to the rear of the main roof.
- Removal of the existing roof cladding to the entire main roof and replacement with corrugated sheet metal.

1.2 Heritage Listing

The site has the following statutory heritage listings:

1. Penrith LEP 2010, item 179, *Methodist Church (former)*, of Local Significance.

1.3 Site Location

The site is located at 74 Henry Street, Penrith.



Fig. 1: Site location within Greater Sydney context.

(Source: Google Maps, edited Steven Guadagnin, December 2019.)

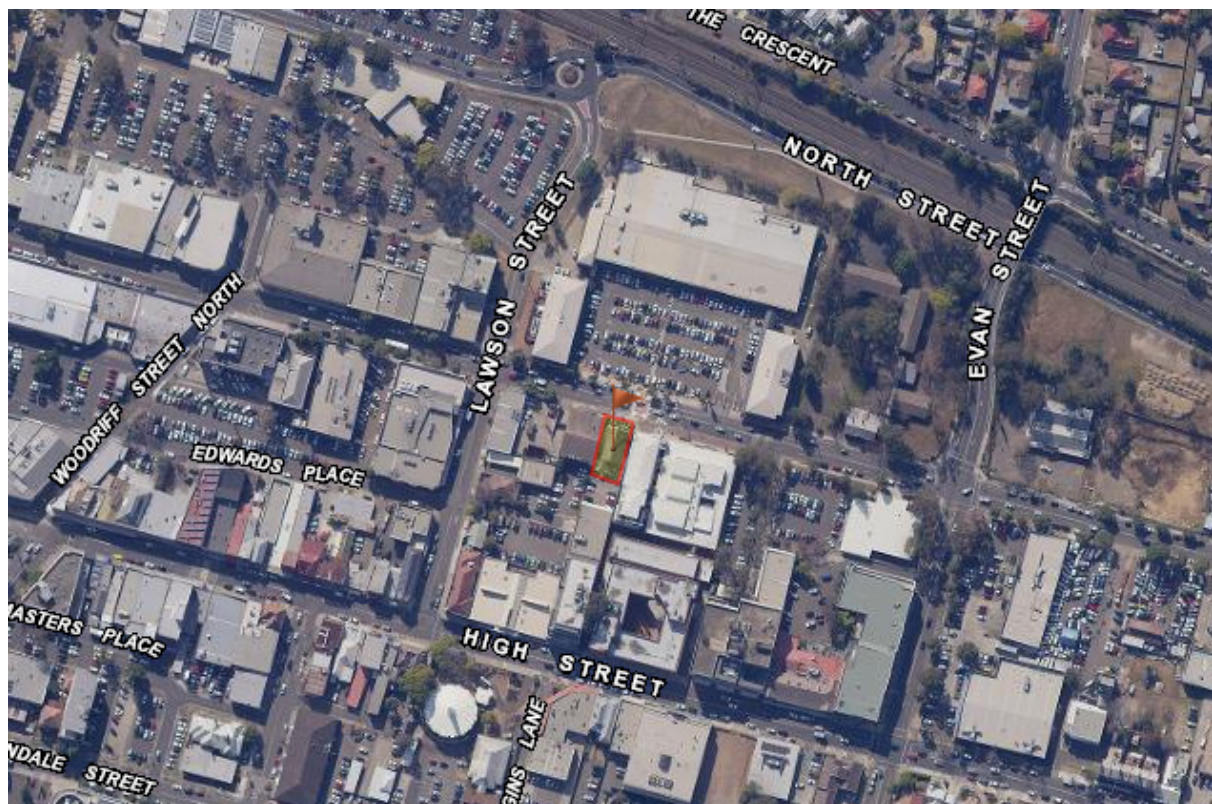


Fig. 2: Location of the site and surrounds.

(Source: Six Maps, edited Steven Guadagnin, December 2019.)

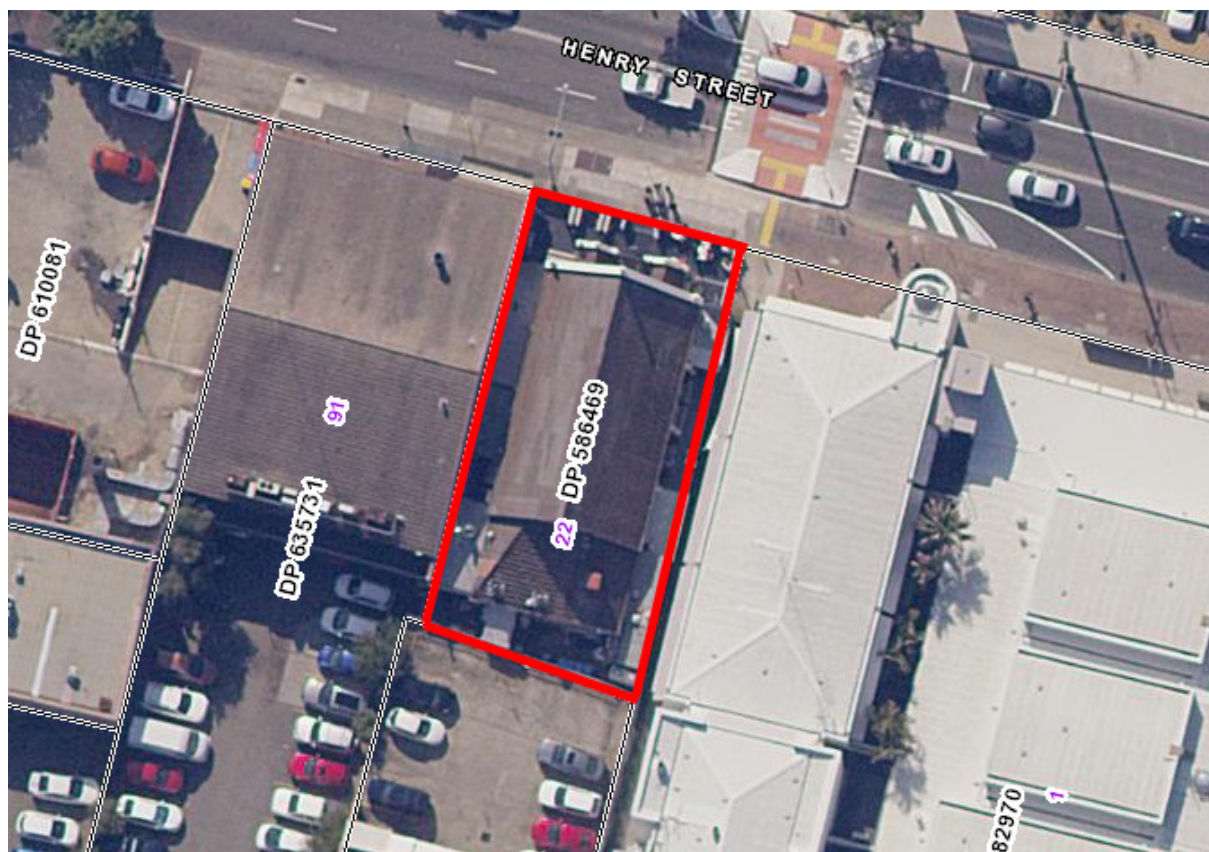


Fig. 3: Subject site, 74 Henry Street, Penrith.

(Source: Six Maps, edited Steven Guadagnin, December 2019.)

2.0 DESCRIPTION AND CONTEXT OF THE PLACE

2.1 Site Description

The site is identified as Lot 22 in DP 586469 and zoned B3 – Commercial Core under the Penrith LEP 2010. The area of the site is 486.7sqm.

2.2 Building Description

The external walls are face brick relieved in cement rendered quoins, window and door reveals, parapet and pinnacles. The north elevation is symmetrical and contains a pair of porches with doors and lancet windows. The side elevations contain brick buttresses and lancet windows. The pitched gabled roof has a low parapet and is covered in decramastic tiles. There is a picket fence surrounding the front courtyard area.

The later commercial use has brought a number of alterations to the street façade including signage, forecourt terrace and timber storage enclosures to each side elevation.

2.3 Prior Development

The building was completed in 1861 with a pair of front porches added in 1886. When the church use ceased the building was converted to business offices.

In 2006 the building was a restaurant known as ‘King Henry’s Court’ which then became known as ‘The Village’ at the time of the fire in 2019.

There have been numerous additions to the building including toilets to the rear, kitchenette add-on, internal modifications and timber structures attached to the sides of the building.

A basic search of recent prior building applications via Penrith City Council’s DA Tracking system revealed no applications relevant to the site.

2.4 Building and Site Images



Fig. 4: Subject building as viewed from Henry Street in context with adjacent development.
(Source: Steven Guadagnin, November 2019.)



Fig. 5: Subject building as viewed from Henry Street.
(Source: Steven Guadagnin, November 2019.)



Fig. 6: Subject building as viewed from Henry Street.
(Source: Steven Guadagnin, November 2019.)



Fig. 7: View inside enclosed timber structure attached to side elevation.
(Source: Steven Guadagnin, November 2019.)



Fig. 8: View of enclosed timber structure attached to side elevation.
(Source: Steven Guadagnin, November 2019.)



Fig. 9: View of rising damp affecting brickwork and render along west elevation.
(Source: Steven Guadagnin, November 2019.)



Fig. 10: View of external kitchenette.
(Source: Steven Guadagnin, November 2019.)



Fig. 11: Rear of building – origin of fire.
(Source: Steven Guadagnin, November 2019.)



Fig. 12: Rear of building – origin of fire.
(Source: Steven Guadagnin, November 2019.)



Fig. 13: View of ground floor restaurant area – note the columns supporting first floor loft area.
(Source: Steven Guadagnin, November 2019.)



Fig. 14: View of ground floor restaurant area – note the columns supporting first floor loft area.
(Source: Steven Guadagnin, November 2019.)



Fig. 15: View of ground floor restaurant area – note the door to access the restrooms and store room.
(Source: Steven Guadagnin, November 2019.)



Fig. 16: View of kitchen area – note the roof above kitchen area demolished as part of make safe works.
(Source: Steven Guadagnin, November 2019.)



Fig. 17: View of first floor loft dining area – note the void space and exposed roof trusses.
(Source: Steven Guadagnin, November 2019.)



Fig. 18: View of first floor loft dining area – note the area of fire damaged roof.
(Source: Steven Guadagnin, November 2019.)



Fig. 19: View of fire damaged first floor roof framing.
(Source: Steven Guadagnin, November 2019.)



Fig. 20: View of staircase connecting ground and first floor levels.
(Source: Steven Guadagnin, November 2019.)



Fig. 21: 74 Henry Street, Penrith in 1986.
(Source: Penrith City Library.)



Fig. 22: 74 Henry Street, Penrith in 1943.
(Source: Six Maps, edited Steven Guadagnin, December 2019.)



Fig. 23: Penrith Methodist Church in 1936.
(Source: unknown.)



Fig. 24: Penrith Methodist Church, date unknown.
(Source: Mitchell Library of NSW.)

3.0 HISTORY OF EARLY OWNERSHIP AND DEVELOPMENT

By the early 1840s a congregation of Methodists had formed at Penrith. Initially meeting in private homes, in 1845 John Tindale donated land in Henry Street to build a chapel which was not completed until 1861. The first minister was the Rev. John Vercoe.

(Source: Office of Environment & Heritage.)

4.0 SIGNIFICANCE

4.1 Assessment of Significance

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).*

The building demonstrates the development of a town at Penrith in the mid-nineteenth century with the opening of the railway and commencement of provision of community services.

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).*

The building was associated with the Wesleyan and Methodist Churches, their congregations and ministers.

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).*

The building is an excellent example of a suburban church of the mid-nineteenth century retaining form and detailing which provides insight into this type of building of the era.

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.*

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Criterion (e) *An item has the 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).*

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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).*

The building is a rare example of a mid-nineteenth century Wesleyan Methodist Church in Penrith City.

Criterion (g) *An item is important in demonstrating the principle 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 places; or cultural or natural environments).*

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4.2 Statement of Significance

The building, completed in 1861, is a rare example of an extant mid-nineteenth century former Wesleyan Methodist Church in Penrith City which demonstrates the emergence of a town at Penrith and commencement of provision of community services with the opening of the railway link with Sydney. The building is designed in the Gothic Revival style and displays a high level of intactness of original detail.

(Source: Office of Environment & Heritage.)

4.3 Significant Building Fabric and View Corridors

Significant Building Fabric:

- The north, east and west facades of the main building and attached porches including original brickwork, buttresses, window and door openings, rendered quoining, window and door reveals, parapeted gable, decorative features including pinnacles;
- The steeply pitched gabled roof over the main building and attached porches including the exposed internal timber trusses and timber ceiling linings;
- The front courtyard area.

Significant View Corridors:

- The envelope of the building as viewed from Henry Street.

5.0 HERITAGE IMPACT ASSESSMENT

Penrith Local Environmental Plan 2010 - Clause 5.10 Heritage Conservation

Objectives:

(a) to conserve the environmental heritage of Penrith,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

(c) to conserve archaeological sites,

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The proposed fire reinstatement works are consistent with these objectives.

Penrith Development Control Plan 2014 – Clause 7.1.2. Heritage Items – C. Controls**1) Development Application b) Development of a heritage item must:**

- a) Be consistent with an appropriate Heritage Impact Statement or Conservation Management Plan;*

Comment: Complies.

- b) Be consistent with the information on the State Heritage Inventory for that heritage item;*

Comment: Complies.

- c) Protect the setting of the heritage item;*

Comment: The setting of the item remains unchanged. There has been a loss of setting with the development of adjoining properties.

- d) Retain significant internal and external fabric and building elements;*

Comment: The only building fabric to be removed is that which is fire damaged and will be reinstated to match existing (with the exception of the roof cladding). There is no work proposed to the front street façade of the building.

- e) Retain significant internal and external spaces;*

Comment: There are no changes proposed to internal and external spaces.

- f) Remove unsympathetic alterations and additions;*

Comment: The decramastic roof tiles over the building will be removed and replaced with corrugated sheet metal of a suitable finish.

- g) Reinstall missing details and building elements; and*

Comment: The decramastic roof tiles over the building will be removed and replaced with corrugated sheet metal of a suitable finish.

- h) Use materials, finishes and colours that are appropriate to the significant periods of development or architectural character of the item.*

Comment: Complies.

6.0 CONCLUSIONS AND RECOMMENDATIONS

It is considered by the author that the proposed works provide an appropriate response to the significance of the heritage item and demonstrate compliance with development controls regarding heritage conservation.

The option of choosing to carry out the reinstatement works (in lieu of doing nothing) will result in the least impact to the heritage item's significance.

It is recommended that the application be approved.