

Area 7 Campbell Estate and Fredbert Street

Landform

This area comprises land adjacent to Lilyfield Road, between Church, Mary and Perry Streets and the houses fronting Glover Street, Fredbert Street and Wharf Road. The land is almost flat, part of the high lands of the Lilyfield Road/Darling Street Ridge.

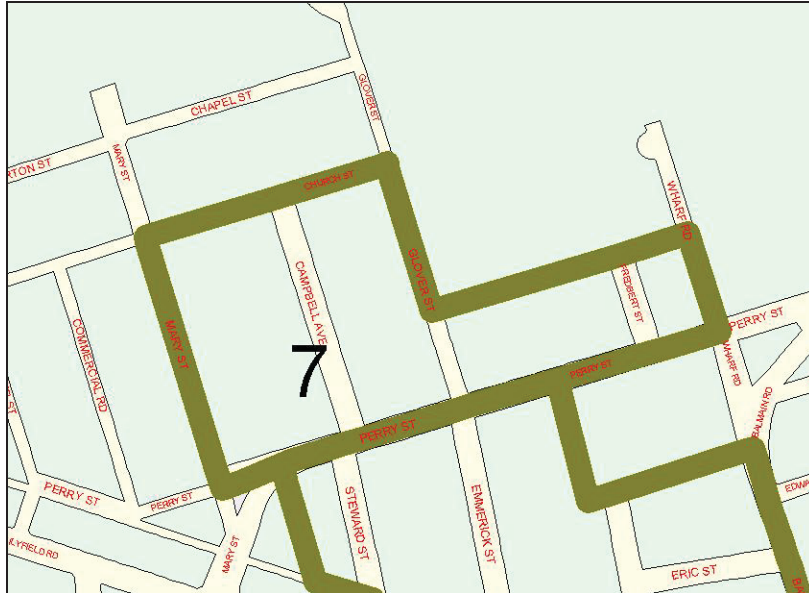


Figure 7.1 Campbell Estate and Fredbert Street Conservation Area Map.

History

The suburb of Lilyfield has been formed from a collection of five original grants made between 1819 and 1841. It comprises 330 acres which, in the 1840s, became the semi-rural resort for Ryan Brennan, Samuel Perry, CJ Rogers and other wealthy people. Their residences were Austerham House (1835) designed by John Verge, Kalouan (1840/44), Broughton House (1840/44) and Maida House (1840/44), set amid extensive estates and reflecting the social status of the occupants.

By 1880 the original estates had been fragmented into eighteen estates, and included the estate and house of John Thomas Fraser, which was later subdivided for the Fredbert Street development. The process of intensive residential development had begun in 1879. By 1905 the subdivision and sale of the Lilyfield estates were well under way with the exception of the Marlborough Hill Estate (east of Balmain Road) and the Campbell Estate.

The Campbell estate comprised five acres purchased by builder James Campbell in 1872. His land was bounded by Church, Mary and Perry Streets and the back boundary of allotments facing Fredbert Street. His estate remained intact until he sold off one-acre blocks in 1915 and 1918. The Henderson and Crammond subdivision of Perry and Glover Streets featured housing of the Californian Bungalow style. Development of the area coincided with the end of the First World War and the great suburban boom of the 1920s. A new road, Campbell Street was created by the 1920 subdivision and it and the new allotments made

in Mary Street provided widths suitable for double-fronted bungalows. The Glover Street allotments were half that width and filled with matching single-fronted freestanding houses. The Fredbert Street subdivision, not part of Campbell's land, was subdivided and developed slightly earlier than Campbell's.

Sources

Information provided by Max Solling.

Significant Characteristics

- Brush box planting, probably part of Depression improvements, in the carriageway of Campbell Street.
- Mature camphor laurel planting down the centre of Fredbert Street.
- Single-storey houses. One notable contrasting two-storey Spanish Mission house, possibly last house built in subdivision.
- Gabled roofs dominate the street facade except in Fredbert Street where hips and gables occur.
- V-shaped spaces between gabled roofs.
- Double-fronted houses with narrow driveways and rear garages on wider allotments in Campbell, Perry, Mary and Church (two houses).
- Single-fronted houses on half width allotments in Glover Street, the northern part of Perry Street and for most of Fredbert Street.
- Regular setbacks.
- Small front gardens to Glover Street and Fredbert Street.
- Deeper front gardens to Campbell and Mary Streets, usually with soft landscaping.
- Unity of materials – face brick walls, (some now painted) unglazed terracotta tiled roofs (some slate), timber surrounds to door and window openings. Spanish Mission house of contrasting white plaster.
- Very intact – few alterations to single-storey scale of buildings. One notable intrusion of post-1950s two-storey flats.
- Fences are low and allow public view of front gardens. Some original low brick fences with horizontal pipes and metal gates, and timber and wire mesh fences.
- Almost continuous kerbs and gutters along Perry and Glover Streets.

Statement of Significance or Why the Area is Important

- One of a number of conservation areas which collectively illustrate the nature of Sydney's early suburbs and Leichhardt's suburban growth, particularly between 1871 and 1891, with pockets of infill up to the end of the 1930s (ie prior to World War II). This area is important for illustrating the last period of development, from the 1900s-1930s

- Through its pattern of subdivision allowing for double and single-fronted detached houses and through the scale, shape, siting and materials of its buildings it provides a good example of an early twentieth century middle class suburb.
- Remarkably intact despite some later intrusions and unsympathetic alterations.
- It is of streetscape value for the unity of its scale, form, siting, setbacks and materials, for the pattern formed by the prominently gabled early twentieth-century housing, and the rhythm of the V-shaped spaces between.
- It clearly illustrates through its construction materials the ready availability of machine-made face bricks during the period of its development.

Management of Heritage Values

Generally

This is a conservation area. Little change can be expected other than modest additions and discrete alterations. Buildings which do not contribute to the heritage significance of the area may be replaced with sympathetically designed infill.

Retain

- All existing pre-1939 buildings.
- All face brick walls. Encourage reinstatement of face brick surfaces where necessary.
- Original or early fences – encourage reconstruction where evidence exists.
- Original architectural features and embellishments.
- Front gardens and street verges as green garden space.

Avoid

- Amalgamation of any allotment to create larger building sites.
- Alterations to the form of the existing roof, including two-storey additions – extensions should be to rear of existing house only.
- Any new two-storey buildings to street frontages.
- Additions which intrude into the V-shaped pattern of spaces between roofs of buildings.
- Painting or plastering of any existing unpainted brick surface.
- Road chicanes which alter the straight line of the streets.
- High brick walls or new iron palisade fences on high brick bases.