

HCA 3 Petersham North Heritage Conservation Area



Figure 3.1 HCA 3 Petersham North Heritage Conservation Area

3.1 LOCATION

The Petersham North Heritage Conservation Area is located in Petersham between Parramatta Road and the main western railway line; and between West and Crystal Streets.



Figure 3.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)

3.2 DESCRIPTION

The Petersham North Heritage Conservation Area is a complex area that demonstrates many of the rich and varied patterns of residential development that have contributed to what is now known as the Marrickville local government area.

The subdivision patterns are irregular and demonstrate the effects of successive layers of infill subdivision of the early villa allotments created from the Petersham and Sydenham Estates. There is no formal laneway system, with many properties not having rear access. This reflects the piecemeal nature of the infill subdivisions in the area.

The size, form and quality of development within the area is mixed and includes a representative selection of the architectural styles and building typologies found throughout the Marrickville local government area; ranging from the exuberant Victorian Boom-style villas of Zanobi and its neighbours situated on Palace Street near the edge of the ridge followed by Parramatta Road to take advantage of the views to the south to the very modest cottages of Fishers Reserve hidden in the middle of the street block bounded by Palace, Brighton, Railway and Terminus Streets.

A landmark feature of this area is Petersham Park, one of the series of impressive 19th-century urban parks found in the Marrickville area and individually listed for its heritage significance as an excellent example of a large, formal 19th Century urban park. The Bowling Green to the east of the Park also makes an important contribution to the area.

Brighton Street includes a range of built forms including detached and semi-detached two-storey terrace-style dwellings, detached houses and rows of modest Victorian and Federation period terraces and houses, some of which are very good examples of their type.

The intersection of Brighton/Palace Streets and Brighton/Railway Streets is marked by 19th Century corner shops, some with cantilevered verandas. These create a focal point for the area. The Brighton/Palace group terminates a run of modest 19th shops along Palace Street, all except one of which have had their verandas infilled in various lightweight materials. The shops appear not to be used for active retail purposes. The overall effect is however harmonious, even if neglected. The lack of signage on this group is unusual. The original shopfronts have been replaced on most but have retained a sense of their traditional configuration. A free-standing two storey late Victorian terrace shop with dwelling above brackets each end of this group.

The Avenue is a substantially intact and highly contributory streetscape. Its western side is dominated by the bowling club and greens. The eastern side includes an excellent example of a late Victorian/early Federation filigree terrace with highly intact facades, detailing and streetscape qualities. The dark polychrome brickwork of the facades emphasises their prominent role in the local streetscape. Their roofs are also consistent in colouring and materials and the strongly defined ridgeline is punctuated by regularly spaced chimneys. The terraces are set back from the street in the style of others in this estate, with the front gardens defined by original low iron palisade fences.

Searle Street includes some high-quality groups of cottages, including a particularly good group of single fronted Federation cottages (10-20 Searle Street). The street also contains attached two-storey terraces, detached Victorian Italianate cottages, semi-detached Federation pairs and some Inter-War polychrome face brick residential flat buildings with austerity bungalows at the western end. It also enjoys a 'hidden' character from the rest of the area. Good roofscapes and chimney views are available over the rear of houses fronting The Avenue. Searle Street contributes to the Petersham North's significance as an area of small-scale speculative development of housing types designed to attract the middle classes.

Many dwellings in the area are substantially intact or have layers that are capable of reversal. There is also extensive evidence of layering in the Post-War migrant style and more recent gentrification. Most of these are minor cosmetic changes (not including rendering or painting face brickwork) and although sometimes visually intrusive in the streetscape views due to their colour schemes they are generally neutral in terms of their impact on the underlying heritage values of the fabric and

streetscape. There is also evidence of irreversible change such as rendering or painting of face brickwork and/or major alteration to original buildings which have the potential to affect the heritage values of the area as a whole if they continue in the current manner. Fishers Reserve is one of the few areas in Petersham which has created space for off-street parking, some of which has been established at considerable cost to the integrity of the street elevation of the house.

There is little evidence of demolition and infill development with the exception of the recent development at the eastern end of Croydon Street (which has been excluded from the area because of its impact on the heritage values).

Fences are generally consistent with their built forms and include iron palisade and low brick walls.

The street planting is generally neutral, with specimens of irregular size, species and separation generally demonstrative of the environmental planting choices of the 1980s. The street trees at the eastern end of Brighton Street are notable, including mature eucalyptus not normally used for street tree planting in inner urban areas which create an unusual juxtaposition with the inner-urban character of the terraces.



Figure 3.3 The Area has been subjected to many successive subdivisions – the original Petersham Estate was divided along the line now followed by Palace Street; with the eastern section becoming known as the Sydenham Estate. Each was then re-subdivided into successively smaller parcels leading to today's somewhat erratic subdivision pattern.

The following figures illustrate the main elements and characteristics of the Petersham North Heritage Conservation Area.



Figure 3.4 This Federation Filigree terrace in The Avenue demonstrates characteristics of both the Federation (banded dark red face brick) and Victorian (iron balustrade) styles. It also has the iron palisade fence that continued to be used in Marrickville long after it had been superseded elsewhere by the timber joinery fence. Iron palisade fences are now an important characteristic of Marrickville's heritage conservation areas.



Figure 3.5 the major intersections along Brighton Street are marked by prominent corner shops with cantilevered balconies. Many have now been adapted for residential and commercial uses.



Figure 3.6 These terraces in Brighton Street are characteristic of the Petersham North Heritage Conservation Area in their regular form, ogee profiled dividing walls and relatively generous setbacks from the street. The use of eucalypts for street tree planting is a distinctive characteristic of this area and although the tall forest-like trees create a surprising contrast with the highly urbanised terrace landscape, they provide good evidence of the rise of the environmental movement in the late 1970s as well as allowing the built forms to be appreciated readily.



Figure 3.7 Petersham Park is located at the western edge of the precinct and is a good representative example of a late 19th Century open space, with mature plantings to the edges and a playing field in the centre. Elements such as the bandstand contribute to its aesthetic and historic heritage values.



Figure 3.8 The Area contains good rows of Federation terraces, such as this example in Brighton Street.



Figure 3.9 This terrace in Station Street overlooks Petersham Park. The use of the parapeted form was not common in the Petersham North Area.



Figure 3.10 A rare example of a mid-Victorian Town house in the Petersham North area (Croydon Street).



Figure 3.11 Croydon Street terrace. Note setback from street and the substantial sandstone-capped pillar to the iron palisade fence.



Figure 3.12 Modest terrace form with dormer windows.



Figure 3.13 The chimneys to this house at the corner of The Avenue and Searle Street contribute to the aesthetic value of the local streetscape. Note also the consistent and proportional reduction in window size towards the rear of the property.



Figure 3.14. The Petersham North Heritage Conservation Area includes good examples of the distribution of different types of housing within residential areas, with the substantial properties of the wealthy built at the high point of the area and modest housing close by but on lower ground. Percy Hordern, of the Hordern family retail dynasty was given this house in Palace Street as a wedding gift.



Figure 3.15 This unusual group of three half gabled houses has been altered at ground level by the infilling of verandahs but has retained its unusual roof form and streetscape presence.



Figure 3.16 . This group of freestanding Victorian terrace style houses has been layered but their contribution to the rhythm of the streetscape remains intact.



Figure 3.17 Although not within the conservation area, the Petersham Railway Institute building is an important contributor to the streetscapes of Palace and Terminus Streets.

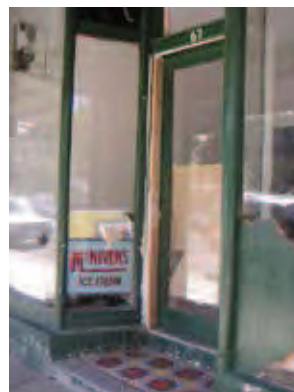


Figure 3.18 and 3.19 This group of modest shops with cantilevered balconies is bracketed by two-storey shops to the corners. Although in a neglected state the contribution of this group to the streetscape through the rhythmic expression of built forms is high.

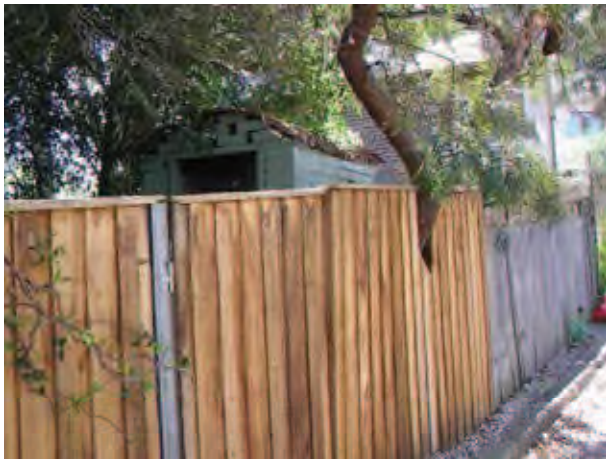


Figure 3.20 The pattern of successive layers of re-subdivision found in this area mean that laneways are rare, but where found, old toilets continue to mark their original purpose.



Figure 3.21 Fishers Reserve is a small area created by the re-subdivision of larger lots and characterised by very modest housing. The later development of this side of the street is evidenced by the Inter-War cottages.



Figure 3.22 Original iron palisade fences are prominent streetscape elements and contribute to the sense of cohesiveness within the area. This example is an unusual variant with a single pile of spikes (Railway Street)



Figure 3.23 This terrace is rare in that it is set well back from the street, allowing space for a small front garden bordered by a low flat topped picket fence.



Figure 3.24 The following of fashions such as the rendering of original face brick obscures the aesthetic quality of the house, causes significant damage to the bricks, induces rising damp and damage to the structure in the future and will now require regular repainting for the rest of the building's life.



Figure 3.25 Poorly proportioned dormer windows sit heavily and intrude into the roofscape of the group. The removal of original render to 19th Century terraces exposes soft bricks to weathering. Any re-rendering should be done in lime, not cement, render.

3.3 SUMMARY OF HERITAGE VALUES

The Petersham North Heritage Conservation Area demonstrates heritage values that satisfy the NSW Heritage Council's Criteria for listing as a locally significant heritage conservation area.

The Petersham North Heritage Conservation Area is of historical significance as an area developed from the 1848 Petersham Estate subdivision, 1854 Sydenham Estate subdivision and later subdivisions into the early 20th century. The area's built environment reflects its layered subdivision history.

The Area contains the home of Percy Hordern, member of the Hordern family retail dynasty and prominent residents of the inner western suburbs of Sydney. Percy Hordern was also a locally prominent resident.

The Petersham North Heritage Conservation Area is of aesthetic significance for its 19th Century Villas and their setting, 19th Century houses (detached and semi-detached) and their setting, 19th and early 20th Century terraces and houses (detached and semi-detached), groups and streetscapes containing 19th Century villas, houses and terraces, and groups and streetscapes containing 20th Century houses and terraces.

It is representative of the principal characteristics of the development of the Marrickville Council area from an early Estate to an urban cultural landscape and contains high quality streetscapes and public domain elements representative of civic management and improvement programs. These include:

- Petersham Park
- Brighton Street Park
- Sandstone kerbing
- Street names inset in footpath in red cement at corners
- Street tree planting of the late 20th Century
- Substantial Victorian Gentlemen's villas located at the highest and most prominent parts of the area
- Substantial Victorian terraces intended for the affluent middle classes located on high land
- Modest terraces: 1 and 2 storey on lower terrain
- Detached residential development: Victorian, Federation and (some) Inter-War
- Adaptive re-use of villas and large houses for boarding houses and group accommodation

KEY PERIOD OF SIGNIFICANCE: 1854 – 1920

The Petersham North Heritage Conservation Area demonstrates heritage values that satisfy the NSW Heritage Council's Criteria for listing as a locally significant heritage conservation area. These values can be seen in the area in many ways, including:

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the Area today
The Area demonstrates overlays of the continual pattern of human use and occupation	A	The cultural landscape of the Area demonstrates the pattern of development in the Council area from early land grants to densely settled urban landscape.	<ul style="list-style-type: none"> - Through the street and subdivision patterns, which provide evidence of the ways in which the layers of re-division and infill of parcels of land have resulted in increasing density of development and decreasing scale of buildings throughout the Area. - Through the range of high style and modest dwellings of typologies and

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the Area today
			densities representative of the different phases of development.
The Area is associated with a significant activity or historical phase	A	The Area occupies the core of the Petersham Estate; one of the most important of the early estates in the Marrickville Council area.	<ul style="list-style-type: none"> - The street pattern east of Palace Street reflects the original subdivision of the Sydenham Estate from the Petersham Estate. - The association is demonstrated also by the location and naming of Petersham Park; formed from the creek line adjacent to the original house at the core of the 2500ha Petersham Estate.
The Area is associated with a significant activity or historical phase	A	The opening of the area for residential development is associated with the construction of the main western railway line from Sydney	<ul style="list-style-type: none"> - Petersham was one of the original stations on the main western railway line. - The importance and excitement caused by the opening of the main Western Railway line is demonstrated by the naming of streets such as Railway, Station and Terminus Streets and through the establishment of the Sydenham Estate in anticipation of its opening. It is also shown by the Petersham Railway Institute complex located on the edge of the railway line next to Terminus and Palace Streets.
The Area is associated with an important person, or group of persons, of importance in Sydney's retail history	B	The Area contains the home of Percy Hordern, member of the Hordern family retail dynasty who were prominent residents of the inner western suburbs of Sydney. Percy Hordern was also a prominent local resident.	<ul style="list-style-type: none"> - The property at 21 Railway Street (Zanobi) was owned by the Hordern family and given to Percy Hordern as a wedding gift.
The Area demonstrates the principal characteristics of a class of Marrickville's cultural places (residential)	G	It demonstrates the principal characteristics of the development of the Marrickville Council area from an early Estate to urban cultural landscape	<ul style="list-style-type: none"> - The principal characteristics of the Marrickville area's residential cultural landscape are demonstrated through the rich variety of built forms in the Area; each of which is representative of the cultural needs and aspirations of the community that built and occupied them; including: <p>Early development:</p> <ul style="list-style-type: none"> • Substantial Victorian Gentlemen's villas located at the highest and most

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the Area today
			<p>prominent parts of the Area</p> <ul style="list-style-type: none"> • Substantial Victorian terraces intended for the affluent middle classes located on high land • Modest terraces – 1 and 2 storey on lower terrain • Detached residential development – Victorian, Federation and (some) Inter-War • Adaptive re-use of villas and large houses for boarding houses and group accommodation <p>Later infill development:</p> <ul style="list-style-type: none"> • Inter-War residential walk-up flat buildings • 1960-70s: red texture brick residential walk-up flat buildings • Mid 1970 to present: substantial walk-up residential flat buildings <p>Cultural layering</p> <ul style="list-style-type: none"> • Post-War austerity • Post-War migration • Gentrification
The Area demonstrates the principal characteristics of a class of Marrickville's cultural places (community)	G	It demonstrates the principal characteristics of the development of the Marrickville Council area from an early Estate to urban cultural landscape	<ul style="list-style-type: none"> - Petersham Park - Petersham Bowling Club
The Area demonstrates the principal characteristics of a class of Marrickville's cultural places (retail)	G	It demonstrates the principal characteristics of the development of the Marrickville Council area from an early Estate to urban cultural landscape	<ul style="list-style-type: none"> - The principal characteristics of late 19th Century local retailing are demonstrated by the surviving corner shops, terrace shop row and hotel in the Area. - Many of these shops have now been altered for residential and non-retail commercial uses, demonstrating the changing role of retail activity in the Area.
The Area demonstrates the principal characteristics of a class of Marrickville's cultural places	G	It demonstrates the principal characteristics of the development of the Marrickville Council area from an early Estate to an urban cultural	<ul style="list-style-type: none"> - Formal public park and oval (Petersham Park) - Informal public park (Brighton Street Park) - Sandstone kerbing - Street names inset in footpath in red

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the Area today
(public domain) The Area has attributes typical of the particular philosophy and design of Marrickville Council (and its predecessors)		landscape and contains high quality streetscapes and public domain elements representative of civic management and improvement programs.	cement at corners (Municipal practice: Petersham Municipality). - Street tree planting of the late 20 th Century Environmental movement (primarily native species: bottlebrush, melaleuca, angophora). Some contributory groups – taller species adversely impacted by overhead cable clearance.
Is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the Marrickville Council area.	C	It contains many buildings and elements of individual and group aesthetic value	<ul style="list-style-type: none"> - Petersham Park: plantings, layout and infrastructure - 19th Century Villas and their setting - 19th Century houses (detached and semi-detached) and their setting - 19th and early 20th Century terraces and houses (detached and semi-detached) - Groups and streetscapes containing 19th Century villas, houses and terraces - Groups and streetscapes containing 20th Century houses and terraces - 20th Century residential flat buildings (these illustrate the types of landscape but the examples in the Area do not demonstrate a high degree of creative or technical achievement)
The Area contains groups and streetscapes which collectively illustrate representative types of Marrickville's cultural landscape.	G		

3.4 DEFINING THE EXTENT OF THE HERITAGE CONSERVATION AREA

The boundary of the heritage conservation area reflects the identified heritage values of the area and the ability of the fabric of its buildings, places and streetscapes to demonstrate these values. The western boundary is defined by West Street because the Hospital, Church and School uses on the other side of the road demonstrate different heritage values not found within the Petersham North Heritage Conservation Area.

The southern edge is defined strongly by the railway line which is set well above the adjacent ground level. The Petersham Railway Institute building is adjacent to the area and provides an important expression to the boundary of the area. The eastern edge is defined by the rear boundary of the properties oriented to Crystal Street. These are primarily commercial premises and do not address the area.

The northern boundary is marked by Croydon, Andreas and Station Streets. The development to the north of Croydon Street includes several good groups of buildings and significant streetscapes, but they demonstrate different built forms and heritage values and are proposed for separate listing (HCA 4 and 27). The remainder of the area to the north of Croydon Street and Station Street has been altered to the extent that it does not demonstrate the criteria for listing. The eastern end of Croydon Street is visually dominated by the newly constructed residential flat building on the southern side which bears little relationship to the remainder of the area with its horizontally proportioned facade, car parking entry and bulky design.

Although the properties at the western end of Station Street address Petersham Park they have not been included in the area due to their significantly altered form and layering.

Palace Street is one of the two major north/south streets in the area. The northern end is open and utilitarian in character, dominated by austere Inter-War residential flat buildings, a series of 19th-century villa houses that have been substantially overwritten by new fabric to facilitate their use as commercial accommodation such as boarding houses and a large new development on the north-eastern corner of the intersection of Palace and Croydon Streets; and has not been included in the area.

3.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

The table above outlined the ways in which the heritage significance of the Petersham North Heritage Conservation Area are expressed through the contemporary cultural landscape.

The relevant planning controls to conserve the evidence of the area's heritage significance are contained in the Mixed Residential Streetscapes section of the DCP (see the DCP for details).

The Petersham North Heritage Conservation Area also contains many details, or fine-grained elements that are found throughout the area on buildings of different styles and types that contribute to the integrity and heritage significance of the area. The elements are not found on all buildings; but if they are present they need to be retained in any new development. Further details about how to protect these details and incorporate them in new development can be found in the DCP.

SIGNIFICANT SUBDIVISION AND PUBLIC DOMAIN ELEMENTS:

- Street layout
- Petersham Park (including layout, plantings and infrastructure)
- Brighton Street Park
- Street tree plantings
- Street names set into footpath
- Sandstone block kerbing
- Central placement of development within lot

ELEMENTS THAT CONTRIBUTE TO THE CONSISTENCY OF THE STREETSCAPE (VISIBLE FROM THE PUBLIC DOMAIN)

- Groups and runs of buildings from key period of significance (1854-1920)
- Original fabric
- Quality of streetscape patterns, rhythms and textures
- Building typologies reinforce the urban grain.
 - Groups of similar types and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, scale, rhythm and materials.
 - High quality original detailing to front elevation
 - Increasing simplification of scale and detailing towards rear – including window size, bulk and visual prominence in view from street
- Roof forms appropriate to typology and period of construction
 - Intact roof forms
 - Primary ridgelines of roofs are aligned parallel to the street
 - Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm
 - Lack of major alterations to roof form and volumes
 - Original chimneys contribute to the quality and visual interest of roofscapes
 - Original dormer windows - small and vertically proportioned

- Intact or substantially intact built elements
 - Consistency of form and detailing to intact and substantially intact original dwellings and streetscapes
 - Any additions visible from the public domain that are of a minor scale, respect original built form and are unobtrusive in the context of the streetscape
- Building heights appropriate to typology and period of construction
- Detailing and finishes appropriate to typology and period of construction
 - Window openings appropriate for architectural type
 - Timber framed windows
 - Complex timber framed windows to main bay of front elevation
 - Un-painted and un-rendered face brickwork to 20th Century fabric
 - Use of appropriate colour schemes for detailing
- Fences appropriate to typology and period of construction
 - Original Iron Palisade fences
 - Original low face-brick (not rendered or painted) walls
- Garden plantings in front of dwellings
- Garden settings of detached dwellings
- Lack of car parking infrastructure

ELEMENTS THAT CONTRIBUTE TO THE INTEGRITY OF THE OVERALL PATTERN OF DEVELOPMENT IN THE AREA (NOT NECESSARILY VISIBLE FROM THE STREET)

- Footprints of additions to the rear respect the traditional pattern of development (including service wing/pavilion/recessive scale)
- Vehicle access from rear lanes (where available)

3.6 ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA

The Petersham North Heritage Conservation Area has undergone many layers of change and alteration over the years since it was first developed. Some of these contribute to the cumulative heritage significance of the area but others do not because they are of an irreversible nature or result in a visual fabric that destroys, overwrites or otherwise confuses the identified values of the area. These include:

- Overscaled and poorly proportioned additions
- Alterations to roof forms and volumes visible from the street, including poorly sited and proportioned dormer windows and lifted ridgelines.
- Inappropriate use of dormers (contrary to typology)
- Application of conjectural detailing to new work
- Concrete tiles or inappropriate use of metal panels to roof.
- Painting and rendering original face brick
- Removal of original detailing
- Alteration to fenestration patterns (including reconfiguration/re-orientation of vertical openings to horizontal)
- Removal/replacement of timber windows with aluminium-framed windows
- Roller shutters to windows

- Historically inappropriate fence design and details not relevant to building typology and/or incongruous/visually intrusive in streetscape views
- Visually intrusive security measures (eg security bars painted a light colour, roller shutters and enclosing grilles to verandahs)
- Replacement fences of type or form inappropriate to building typology and/or intrusive on aesthetic qualities of the streetscape
- High/solid front fences and walls
- Infilled verandahs