

HCA 7 Kingston West Heritage Conservation Area



Figure 7.1 HCA 7 Kingston West Heritage Conservation Area

7.1 LOCATION

The Kingston West Heritage Conservation Area is located in Stanmore between Salisbury Road and the main western railway line.



Figure 7.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)

7.2 DESCRIPTION

The Kingston West Heritage Conservation Area is a predominantly residential area. It provides evidence of modestly scaled but high quality residential development in the Marrickville local government area. The Area is characterised by predominantly late 19th and early 20th century building typologies including attached and detached terrace houses and freestanding cottages of one and two stories that step to follow the fall in the topography from the railway line in the south to Salisbury Road in the north, creating streetscapes of high aesthetic value.

Examples of two-storey development can also be found. These are contemporary with the primary subdivision period and architectural styles found in the area and do not detract from its heritage significance.

Many individual houses have undergone some layering, much of which is either from the post-War migrant or the contemporary gentrification eras. Some of these layers have added distinctive elements of differing quality to their streetscape although they demonstrate the evolutionary qualities of the area's patterns of settlement. The cumulative impact of these layers, although noticeable, does not dominate the integrity of the area as a whole.

The area contains a notable corner shop at the intersection of Lincoln and Rosevear Streets. The shop is very modest, being a single storey in height with its facade dominated by the posted veranda covering the wide footpath to both streets. It provides good physical evidence of a retail type and scale now rare in the urban area of Sydney and demonstrates the once common integration of shops into predominantly residential streetscape to provide ready access to perishable food and everyday shopping needs. It also continues to act as a focal point in the contemporary streetscape.

The high streetscape values demonstrated throughout the area are a result mainly of the quality of the built forms that mark its edge and its response to the topography; although the highly significant sandstone kerbing, guttering and drains typical of the historic areas of Marrickville add a valuable texture to the streetscape. Street planting is mainly nondescript native species that obscures street views without providing significant shade or aesthetic presence; although some streets have trees that provide seasonal colour.

The small park located on the corner of Salisbury Road and Lincoln Street is within HCA 6 since it is within the curtilage of the former Annandale Farm, but it contributes significantly to the visual curtilage of the Kingston West Area.

Although the streets aligned north-south each intersect with Salisbury Road access is restricted by contemporary traffic management devices and planting.

Lincoln Street is predominately single storey in scale although examples of two-storey terraces are scattered throughout the streetscape. The northern end of the precinct is characterised by modest single storey, single fronted cottages from the late Victorian/early Federation period; many of which have retained their original iron palisade fences. Further to the south several excellent groups of attached early Federation terraces contribute to the strongly defined streetscape. This predominantly single storey character continues to the plateau near the railway line with many excellent individual examples of their type. Most alterations have been minor in scale and impact and relatively able to be reversed without further adverse impact heritage significance of the area.

Stafford St lies parallel to Lincoln Street, and demonstrates similar typologies, although there is a higher proportion of detached Federation cottages in Stafford St. There is also considerably more evidence of alterations and additions including some notably contemporary examples. The overall quality of the streetscape however remains high and remarkably cohesive.

Durham and Warwick Streets lie to the west of Lincoln and also demonstrate similar architectural typologies, with Durham Street in particular marked by a group of three Eucalyptus planted in the street verge and which have now grown to maturity and provide a focal point to the streetscape.

The character of the primary cross street, Rosevear Street, is comparatively barren and provides a service function only due to its lack of active frontage with the exception of two modest cottages (one a semi-detached pair) at the western end between Durham and Warwick Streets and the small posted shop. The quality of most of these side elevations available from the street is high and demonstrates clearly the diminishing scale and detailing from the front to the rear of the modest Victorian or Federation cottage. Its relatively elevated position allows good views over the roofscapes of the houses within the area.

Railway Avenue marks the southern edge of the heritage conservation area and is characterised by a series of discrete groups of unusual and/or high-quality late Victorian/Federation forms. The western end is marked by a distinctive parapeted five-bay terrace with faceted bay windows and filigree bay balconies to the upper level. This terrace is also set well back from the street. The character of dwellings between Surrey and Lincoln Streets is more mixed, but includes a Victorian villa with a widows walk to take advantage of the panoramic views available over the district from this high point. Particularly good groups can be found between Warwick and Stafford Streets. The group of single fronted Federation cottages between Stafford and Cardigan Streets is also of a very high quality – these are listed as local heritage items for their intact form and cohesive quality, which is also highly contributory to the heritage significance of the area as a whole.

Views into the area are limited its high position which prevents extensive district views over the area other than those glimpsed from the railway line down the north-south oriented streets and some views from the higher parts of Annandale Farm. Close views into the area from Salisbury Road are limited by the low viewpoint and shielding character of the street tree planting at this northern end of the precinct.

Layering to surviving existing buildings varies from minor to intrusive and the current gentrification trends are having a significant impact on the face brickwork throughout the area, with examples of recent rendering and painting found as well as examples of more major additions, some of which are highly innovative in their design.

The following figures illustrate the main elements and characteristics of the Kingston West Heritage Conservation Area.



Figure 7.3 and 7.4 The consistent setbacks, fences and terraced built forms have resulted in highly cohesive streetscape throughout the area, including some very good individual examples.



Figure 7.5 and 7.6 The area includes both substantial two-storey terraces and modest Federation cottages. The consistent subdivision patterns have ensured a rhythmical streetscape character, emphasised by the groups of identical dwellings which create a strongly expressed roofscape and contribute to the aesthetic significance of the area.



Figure 7.7. A typical terrace with iron palisade fence



Figure 7.8. The original stable and store at the rear of this property has been converted to a garage. Its form is simple and unadorned using common brickwork.



Figure 7.9. This group of modest Federation terraces facing Railway Parade is substantially intact and continues to demonstrate many of the finer details of Federation cottage design which is often lost through subsequent redevelopment. These include tradesmen's gates as well as the pedestrian gate, lattice screens to side passages and fine detailing to the façade.



Figure 7.10. The area also includes good examples of the Federation style as it was built in the Marrickville area.



Figure 7.11 and 7.12. The area also demonstrates some contemporary solutions to alterations and additions. These range from the original to the traditional in approach.



Figure 7.13. Streetscape view. The dividing walls and chimneys are an important element of the roovescape as it steps down the hill towards Salisbury Road.



Figure 7.14. Detail of the facade of modest Federation era terraces demonstrating duochrome brickwork. Simple security bars painted a dark colour help to minimise their visual impact on the streetscape.



Figure 7.15. This original slate roof is finely textured and adds to the aesthetic value of the Area



Figure 7.16 the footpath is separated from the road by a grass verge planted with mainly native street trees.



Figure 7.17. The entry to the area from Salisbury Road is marked by this good group of simple terraces under a common roof.



Figure 7.18. Changes such as rendering face brickwork, replacing the iron palisade fence with cement balustrading and the installation of roller shutters changes the aesthetic quality of the original cottages.

7.3 SUMMARY OF HERITAGE VALUES

The Kingston West Heritage Conservation Area is of historical significance as it represents the development of the 1887 and 1893 subdivisions of the "West Kingston Estate".

The area was released within a relatively short period (1887-1893) leading to a notable consistency of the primary built forms and typologies in the area. The Kingston West Heritage Conservation Area is of aesthetic significance for the notable consistency of the primary built forms and typologies in the area - being residential in character with the only exception being a highly contributory shop; and for its modestly scaled (predominantly single storey) but finely detailed and well proportioned examples of terraces and cottages intended for the aspirational middle classes.

Building materials of those dwellings built during the Federation era are consistent with the predominant typologies of the period, with dark and duochrome brickwork, timber framed vertically proportioned sash windows and slate/Marseilles pattern terracotta tiled roofs.

The contribution of the public domain to the streetscapes of this area is simple and limited to sandstone kerbing and a variety of late 20th Century native street tree planting, most of which obscures the elevation of houses from public view but does not contribute to the historic aesthetic qualities of the Area.

The streetscape quality of the primary cross street with the area, Rosevear Street, is derived from the opportunity afforded to overlook and appreciate the roofscapes of the rear of properties as they step up and down the hillside and the contribution of the traditionally configured side elevations of properties adjoining the street.

The Kingston West Heritage Conservation Area is a representative area of late 19th and early 20th century residential development.

KEY PERIOD OF SIGNIFICANCE: 1887 – 1915

The Kingston West 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	H.Cl. 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 range of high style and modest dwellings of typologies and densities found in the area which demonstrates the different phases of development. - The area was developed later than much of the surrounding area and within a relatively short time frame leading to a notable consistency of the primary built forms and typologies in the area.
The Area is associated with a significant activity or historical phase	A	The Area occupies part of the Kingston Estate; one of the most important of the early estates in the Marrickville Council	<ul style="list-style-type: none"> - Through the street and subdivision patterns, which continue to reflect the alignment of the boundary between the earliest land grants in the area; the Kingston Estate and Annandale Farm.

Heritage Council Guideline for Inclusion satisfied	H.Cl. Crit.	Heritage value	How the value can be seen in the area today
		area.	
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"> - Rich variety of built forms, 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 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 and Federation period <p>Layering:</p> <ul style="list-style-type: none"> • Post-War austerity • Post-War migration • Gentrification – many significant examples (including infill)
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"> - Rare single-storey corner shop with posted verandah at the intersection of Lincoln and Rosevear Streets.
<p>The area demonstrates the principal characteristics of a class of Marrickville's cultural places (public domain)</p> <p>The area has attributes typical of the particular philosophy and design of Marrickville Council (and its predecessors)</p>	G	It demonstrates the principal characteristics of the development of the Marrickville Council area from an early Estate to a suburban cultural landscape and contains high quality streetscapes and public domain elements representative of civic management and improvement programs.	<ul style="list-style-type: none"> - Sandstone kerbing - Street names inset in footpath in red cement at corners (Municipal practice: Petersham Municipality) - Street tree planting of the late 20th Century Environmental movement (primarily native species: bottlebrush, melaleuca) - The contribution of the public domain to the streetscapes of this area is simple and limited to sandstone kerbing and a variety of native street tree planting, most of which obscures the elevation of houses from public view. - The streetscape quality of the primary cross street with the area, (Rosevear Street), is derived from the opportunity afforded to overlook and appreciate

Heritage Council Guideline for Inclusion satisfied	H.Cl. Crit.	Heritage value	How the value can be seen in the area today
			the roofscapes of the rear of properties as they step up and down the hillside and the contribution of the traditionally configured side elevations of properties adjoining the street.
<p>Is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the Marrickville area.</p> <p>The area contains groups and streetscapes which collectively illustrate representative types of Marrickville's cultural landscape</p>	<p>C</p> <p>G</p>	It contains many buildings and elements of individual and group aesthetic value	<ul style="list-style-type: none"> - 19th Century Villas and their garden setting - 19th Century houses (detached and semi-detached) and their garden 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 - Contemporary cantilevered extension to property in Lincoln Street - The area was developed later than much of the surrounding area and within a relatively short time frame leading to a notable consistency of the primary built forms and typologies in the area. - The area is also notable for its modestly scaled (predominantly single storey) but finely detailed and well proportioned examples of terraces and cottages intended for the aspirational middle classes. Particularly fine groups are found along Railway Avenue. - Building materials of those dwellings built during the Federation era are consistent with the predominant typologies of the period, with dark and duochrome brickwork, timber framed vertically proportioned sash windows and Marseilles pattern terracotta tiled roofs. Many of these are in danger of being devalued by the current fashion for rendering and painting brickwork and replacing timber windows. - Land uses in the area are single-family residential in character with the only exception being the highly contributory

Heritage Council Guideline for Inclusion satisfied	H.Cl. Crit.	Heritage value	How the value can be seen in the area today
.	G		<p>single storey posted verandah'd shop that provides a focal point for the area.</p> <ul style="list-style-type: none"> - Many individual properties within this area have been layered, including some notable examples of the different typologies found throughout the Marrickville area. Not all are reversible but few obscure the original form of the building and its setting to the extent where they must be considered intrusive. - The area includes examples of contemporary alterations and additions that demonstrate different responses to the conservation of the built fabric of the area.

7.4 DEFINING THE EXTENT OF THE HERITAGE CONSERVATION AREA

The boundaries of the heritage conservation areas reflect the identified heritage values of the area and the ability of the fabric of the houses and streetscapes to demonstrate these values. They recognise the impact that the changing role and character of the land uses and buildings have had on the layer of development from the significant era of development (1887-1915).

The northern boundary follows the alignment of Salisbury Road but does not include the properties oriented to this road. Properties fronting Salisbury Road at the western end of this conservation area were developed from the Annandale Farm Estate and had been included in the Annandale Farm Heritage Conservation Area and those at the eastern end include a mixture of industrial and medium density residential flat buildings that demonstrate little consistency with the heritage values of the Kingston West area. The properties fronting Cardigan Street were not considered to demonstrate the cohesiveness and integrity of the remainder of the area and are not recommended for inclusion in this conservation area.

7.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

The table above outlined the ways in which the heritage significance of the Kingston West 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 Kingston West 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 detailed DCP sheets.

SUBDIVISION AND PUBLIC DOMAIN ELEMENTS:

- Street layout – including alignment of streets to 'fit into' the triangular space of the original grant and without direct links to streets in the Annandale Farm Heritage Conservation Area
- Street tree plantings
- Street names set into footpath
- Sandstone block kerbing

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

- Good groups of substantially intact late Victorian and Federation freestanding cottages interspersed with a small proportion of terraces from key period of significance (1887-1915)
- Prevailing character of the area is modest with high-quality detailing
- Original fabric
- Consistent setbacks
- No side setbacks
- Predominantly single storey building heights
- Quality of streetscape patterns, rhythms and textures
- Prominent and high-quality stepped roofscapes created by consistent building height and form following variations in topography
- 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
- Gabled roofs to terraces with ridge running parallel to the street alignment
- 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
 - Vertical proportions to windows pre mid 20th Century
 - 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
- Lack of car parking infrastructure
- vehicular access provided from rear lane - lack of driveway crossovers to principal frontage

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

- Central placement of development within lot
- 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)

7.5 ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA

The Kingston West 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