

HCA 9 Hopetoun-Roberts-Federation Streets Heritage Conservation Area (Camperdown)

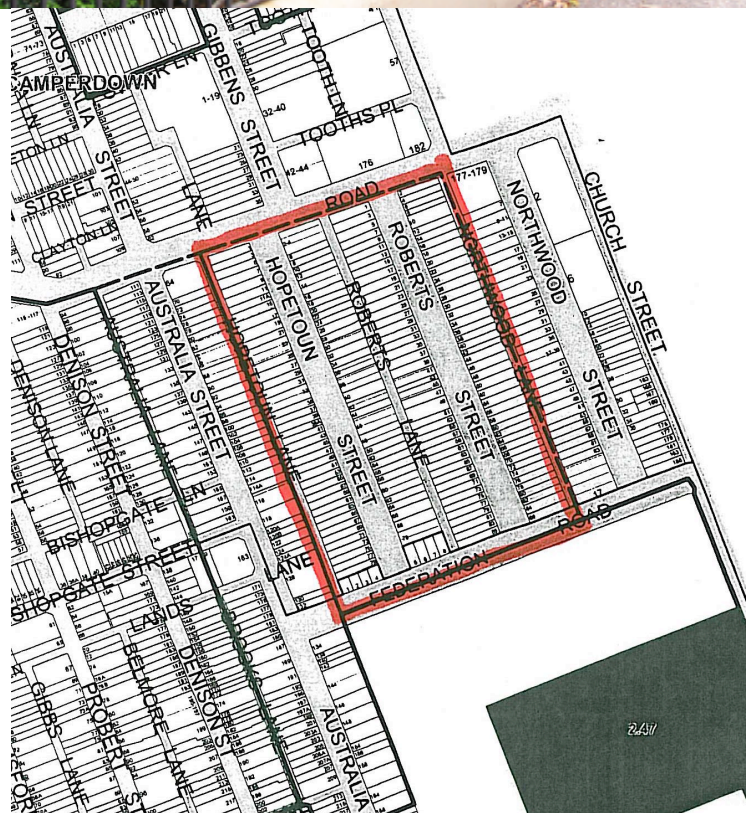


Figure 9.1 HCA 9 Hopetoun-Roberts-Federation Streets Heritage Conservation Area

9.1 LOCATION

The Hopetoun-Roberts-Federation Streets (Northwood Estate) Heritage Conservation Area is located to the north of the Camperdown Memorial Rest Park. It consists of two parallel streets, Roberts and Hopetoun plus Federation Road to the south which also separates the Heritage Conservation Area from the Park. The northern edge abuts Salisbury Road and the western adjoins the properties fronting Australia Street.



Figure 9.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)

9.2 DESCRIPTION

The Hopetoun-Roberts-Federation Streets Heritage Conservation Area is one of predominantly single storey attached and semi-detached cottages with some good rows of single storey Federation style terraces. Streetscapes are generally open in their character with both Hopetoun and Roberts Street characterised by a range of building types, many of which present gables or gablets to the primary elevation. Chimneys are a highly contributory element in the streetscapes.

Setbacks from the street are consistent, with terraces often set on low bases and separated from their neighbours by ogee-profiled brick dividing walls.

Many houses have been altered. Most layers are primarily cosmetic and potentially reversible although a considerable proportion include the rendering of the property. Others have undergone significant structural change including the addition of a second storey or attic rooms and dormer windows. These layers have had an impact on the integrity of the fabric of this area but the original layer of development remains readable and demonstrates both historic and aesthetic heritage values.

There is also evidence of infill development at the southern end of Roberts Street. This has had an adverse impact on the visual quality of this group through the introduction of a non-traditional built form, scale and detailing.

The quality of street tree planting varies and includes Brush Box and various native species. Some have reached impressive scale and provide a focal point to the local streetscape.

Good views are available from the southern end of both streets over the park towards the steeple of St Stephen's Church. This helps to connect the area to the adjacent park and contributes to its historical and aesthetic qualities.

Hopetoun Street includes good rows of single storey Federation terraces, particularly at the southern end. The firewalls and chimneys of these properties create a strong aesthetic quality and rhythm to the streetscape. The attached terrace forms and cottages with minimal side setbacks have resulted in a continuous streetwall and enclosed character to the streetscape. A modest utilitarian two-storey industrial building punctuates the streetscape. The northern end of the streetscape is characterised by a range of modest single-storey workers cottages, including several constructed of timber.

Federation Road is located at the southern end of the precinct and provides a strong edge to the Heritage Conservation Area. It is notable for its very modest parapeted terrace (the original configuration of each dwelling being two rooms only) with Italianate decorative elements. The rear of this terrace is visible from Hopetoun Street and its simple continuous skillion roof form and modest scale can also be appreciated from this vantage point. It is understood that some or possibly all of these dwellings have now been merged internally to create a larger dwelling although their external configuration still reads as individual units. The group on the eastern side of Hopetoun Street are similar but have used a hipped and gabled roof form.

The evidence of the surviving fabric suggests that many early fences were of iron palisade construction. Many have survived and continue to contribute highly to the integrity and quality of the streetscapes and the area. They are particularly prominent elements when viewed on an angle from the footpath; when their strong rhythms yet transparent quality is highlighted. Other early fences included low (less than 600mm) timber paling pickets (with flat tops). Many original fences have been replaced by a variety of styles, materials and heights, introducing discordant elements into the streetscape views. These fences are however all potentially removable and although impossible to replace the original fabric, the opportunity exists to construct a new fence that fits more gently within the streetscape.

The quality of the public domain is reasonable. Brush Box street trees have been planted, and where they have survived are mature and add to the quality of the streetscape. Many however have been lost, resulting in an intermittent or broken character to the planting.

Kerbs are consistent with those found throughout the Marrickville local government area, being formed by large blocks of sandstone. The footpath area includes a nature strip of grass, street trees and shrubs.

Views into the area are available from St Stephen's Park where not obscured by planting. Other views are limited to those directed by the local street alignment.

The Hopetoun-Roberts-Federation Streets Heritage Conservation Area demonstrates a good range of typologies of modest housing available to the prosperous working-class at the turn of the century. Streetscapes are consistent and strongly defined by the consistency of the built forms.

The following figures illustrate the main elements and characteristics of the Hopetoun-Roberts-Federation Heritage Conservation Area.



Figure 9.3. This very modest group of terraces marks the Federation Road edge of the area



Figure 9.4. The skyline of the simple parapet is relieved by a small decorative element.



Figure 9.5. A similar group of terraces also facing Federation Road immediately to the north is similarly modest in its design and detailing although it demonstrates a Federation influence in its gabled roof form.



Figure 9.6. The original cobbled street surface drain has survived under the asphalt.



Figure 9.7. Kerbing and guttering is representative of that used throughout Marrickville in the 19th and early 20th centuries, being sandstone block.



Figure 9.8. The area overlooks the Camperdown Memorial Rest Park, but the continuity of the view is interrupted by the line of parked cars.



Figure 9.9. The streetscape views are opened in character due to the single storey nature of development and intermittent street tree planting.



Figure 9.10. The area also includes some small-scale former industrial/commercial built forms. Note the original face brick facades.



Figure 9.11 and 9.12 the area is characterised by its modest built forms from the late Victorian and early Federation periods. Figure 9.12 shows both a rare timber weatherboard cottage with a carved valance to the gable and an idiosyncratically proportioned roof extension that, although set well back, is intrusive in the local roofscape view.



Figure 9.13. The street planting at the northern end of the precinct contributes to the aesthetic values of the Area.



Figure 9.14. A substantially intact Victorian timber cottage. The survival of timber Victorian cottages is rare in Marrickville.



Figure 9.15. This house demonstrates characteristics of both the late Victorian Gothic and Federation periods, with Federation face brick and window proportions and Gothic roof form. The Marrickville iron palisade fence contributes to the streetscape value although is difficult to see because it is currently painted a dark colour.



Figure 9.16. This workers cottage is sheltered under its Victorian-style bull nosed veranda. The white painted picket fence is a prominent element in the immediate streetscape.



Figure 9.17. Row of simple Federation terraces with original fences and angular ogee based dividing walls to the gardens. Their unpainted face brick facades adds significantly to the integrity and the value of the group.



Figure 9.18. Rendering and painting facades results in a disjointed aesthetic quality to the streetscape with each house in the group competing for attention.



Figure 9.19. The area also includes some simple Inter-War cottages.



Figure 9.20. The area demonstrates the integration of industrial/commercial land uses found prior to the introduction of planning laws. This example has retained much of the integrity of its original industrial façade.



Figure 9.21 and 9.22 demonstrate the range of development in the area which includes both individual and eclectic cottages and disciplined rows of terraces.



Figures 9.23 and 9.24 demonstrate some of the more recent layering that has occurred to some houses.



Figures 9.25 and 9.26 demonstrate some of the symmetrical built forms within the area.



Figures 9.27 and 9.28 are good examples of simple Federation single fronted cottages.



Figure 9.29. A finely detailed Federation facade with arched header and duo chrome banded brickwork.



Figure 9.30. The aesthetic quality of this group has been compromised by the rendering and painting of brickwork and the replacement of windows but its overall form of prominent gables protruding from a main ridgeline parallel to the street alignment is still contributory to the streetscape.



Figures 9.31 and 9.32 demonstrate some of the less sympathetic layering that has occurred in the area.



Figure 9.33. A contributory streetscape group. Note consistent rooflines and chimneys

Figure 9.34. The spire of St Stephen's Church dominates views over the Camperdown Memorial Rest Park.

9.3 SUMMARY OF HERITAGE VALUES

The Hopetoun-Roberts-Federation Streets Heritage Conservation Area is of historical significance as one of the last areas of Newtown to be subdivided for residential development. The area was developed from 1900 and through its street names such as Federation Road (in celebration of the upcoming Federation of Australia) and Hopetoun Street (after Australia's first Governor General Lord Hopetoun), it celebrates the exuberance of Australian nationalism during the early Federation period. Although developed at the beginning of the period of suburban boom the Area demonstrates the continuity of use of urban densities and development patterns traditional to the Camperdown area.

The Area occupies part of the Kingston Estate; one of the most important of the early estates in the Marrickville Council area. The Hopetoun-Roberts-Federation Streets Heritage Conservation Area is of aesthetic significance for its 19th and early 20th Century terraces and houses (detached and semi-detached) and their setting. The rows of attached terraces in particular are of a high quality for their type and the gabled forms demonstrate an unusual variation that contributes strongly to the rhythms of the streetscape. The predominantly single-storey scale of the buildings in the area reinforces the modest role of the original cottages and terraces as housing for those of limited means.

KEY PERIOD OF SIGNIFICANCE: 1900 – 1915

The Hopetoun-Roberts-Federation Streets 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 area.	<ul style="list-style-type: none"> - The boundaries of the Kingston Estate are not evident through the fabric – associative value.
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"> - Through the 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"> • Attached modest terrace housing in late Victorian and Federation period style: predominantly single storey • Detached residential development – Victorian and Federation period <p>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 (public domain)	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	<ul style="list-style-type: none"> - Sandstone kerbing - 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, - Street tree planting of the late 20th Century Environmental movement (primarily native species) eg

Heritage Council Guideline for Inclusion satisfied	H.Cl. Crit.	Heritage value	How the value can be seen in the area today
The area has attributes typical of the particular philosophy and design of Marrickville Council (and its predecessors)		and public domain elements representative of civic management and improvement programs.	bottlebrush, melaleuca and Brushbox <ul style="list-style-type: none"> - The area also demonstrates streetscape values through the elements of the public domain and the good views available which terminate the views from the area towards St Stephen's Church and Camperdown Memorial Rest Park
Is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in the Marrickville area.	C	It contains many buildings and elements of individual and group aesthetic value	<ul style="list-style-type: none"> - 19th and early 20th Century terraces and houses (detached and semi-detached) and their setting - The rows of attached terraces in particular are of a high quality for their type and the gabled forms demonstrate an unusual variation that contributes strongly to the rhythms of the streetscape.
The area contains groups and streetscapes which collectively illustrate representative types of Marrickville's cultural landscape.	G		<ul style="list-style-type: none"> - The predominantly single scale of the buildings in the area reinforces the modest role of the original cottages and terraces. - A proportion of individual properties within the area have been layered, including rendering, loss of original detail and other changes of this type but the prevailing qualities of the streetscape and its ability to demonstrate the principles of early 19th-century workers housing remain readily interpretable in the contemporary landscape.

9.4 DEFINING THE EXTENT OF THE HERITAGE CONSERVATION AREA

The boundaries of the Heritage Conservation Area 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 (1900-1915).

The eastern edge of the Area follows the rear boundary of the properties on the eastern side of Roberts Street. The parallel street to the east (Northwood Street) was found to demonstrate a high quality public domain due to the mature street trees (Port Jackson figs) but its built form was less consistent and included elements and typologies additional to those within the investigated area, including two-storey (original) built forms and large residential and commercial buildings.

The northern edge of the area is formed by Salisbury Road. This was a clear-cut boundary since the properties within the study area did not present an active frontage to Salisbury Road and Salisbury Road itself has a commercial character in this area. The western boundary of the precinct is formed by the laneway between Hopetoun Street and Australia Street. Australia Street and the Camperdown

Memorial Rest Park are part of HCA11, the North Kingston Estate (Camperdown-Newtown) Heritage Conservation Area.

9.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

The table above outlined the ways in which the heritage significance of the Hopetoun-Roberts-Federation Streets 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 Hopetoun-Roberts-Federation Streets 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.

SUBDIVISION AND PUBLIC DOMAIN ELEMENTS:

- Street layout
- Street tree plantings
- 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 (1900-1915)
- Prevailing character of the area is modest
- 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
- Small 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)

9.6 ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA

The Hopetoun-Roberts-Federation Streets 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