

HCA 15 Holmwood Estate Heritage Conservation Area (Newtown)

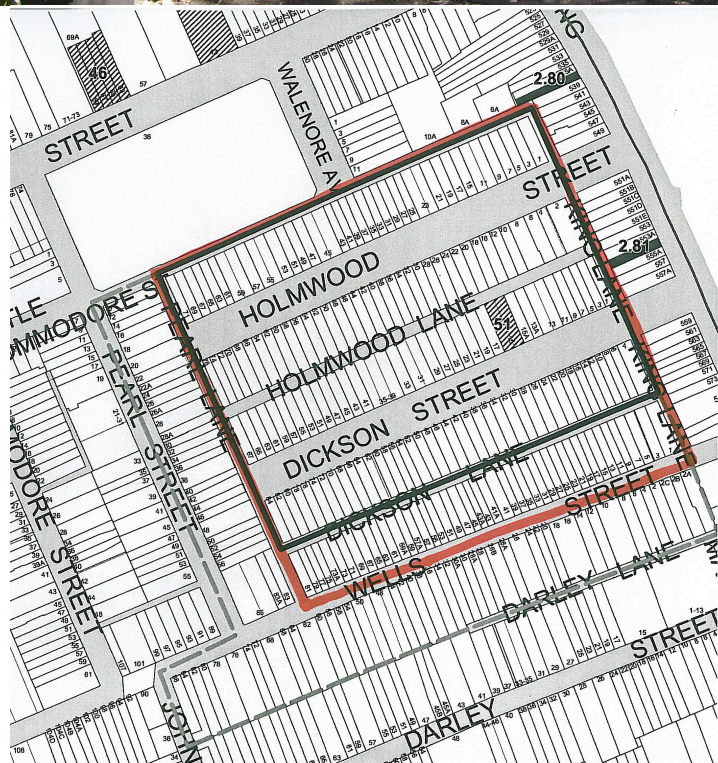


Figure 15.1 HCA 15 Holmwood Estate Heritage Conservation Area

15.1 LOCATION

The Holmwood Estate Heritage Conservation Area is located to the west of King Street/Princes Highway at the southern end of Newtown, close to St Peters Station. It does not include the retail premises fronting King Street.



Figure 15.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)

15.2 DESCRIPTION

The Holmwood Estate Heritage Conservation Area is a densely settled area characterised by groups, runs and detached substantially intact terraces of a high streetscape quality.

The land on which the heritage conservation area now stands was granted in two parcels to William Field and Richard Evans in 1794. Both were purchased by Alexander Brodie Spark in the 1830s and by 1837 he had built a house on the property which was known as "Bello Retiro". By 1842 the property had been auctioned and partially subdivided, with the house situated in the northernmost part. This set the pattern of future ownership, with successive owners subdividing portions of the land for development. About 1857 the house "Bello Retiro" was renamed "Holmwood". The first subdivision and development within the conservation area was auctioned in 1887, although the house still stood between what is now Dickson and Holmwood Streets. By 1893 it had been demolished and the remainder of the area subdivided. Development was slow because of the Depression and it took until the early 20th-century for most allotments to be taken up. The subdivision pattern is regular, with the three parallel streets oriented approximately east-west.

The Holmwood Estate Heritage Conservation Area contains many fine examples of single and two-storey terraces set in a highly cohesive streetscape with good street tree planting and other streetscape qualities. Development includes both single and two-storey terraces and includes late Victorian and Edwardian/Federation examples. Particularly good groups are found in Holmwood and Dickson Streets.

Many of the groups demonstrate high quality design and attention to detail in their construction and ongoing maintenance. Most have remained substantially intact although some rendering and painting of face brickwork has occurred which has introduced an unsympathetic element into the streetscape.

Wells Street is more modest in its character and built forms, being predominantly small cottages and modestly detailed one and two storey terraces that provide good examples of modest housing for workers in the nearby factories and brickworks.

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, particularly in the more modest streetscape of Wells Street, may have 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 a highly discordant element 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 Holmwood Estate Area has undergone considerable layering over the years, including infill development of various degrees of contributory value and many cosmetic and structural additions to individual dwellings that are representative of both the migrant and gentrification layers. Although many of these alterations have affected the individual heritage value of the individual property, the cohesiveness of the scale, form and patterns of the streetscapes together with their ability to demonstrate Enmore/Newtown's patterns of late 19th-century urban settlement remains substantially intact.

The former church at 35 - 39 Dickson Street has been adapted for use as a community centre. A large infill development has been built at 15 to 21 Holmwood Street that has attempted to replicate the terrace form but a lack of attention to details such as design, proportion and appropriate colour schemes has meant that this has not been a successful infill development in the context of this area.

Other non-traditional built forms include the red textured brick house at 8 Holmwood Street which also has an unsympathetic concrete block screen wall to the street elevation.

No currently listed individual heritage items are within the area although the Heritage Items Review has found that the house at number 15 and adjoining terrace 17-23 are of local heritage significance as individual items and should be listed. All were built by Josiah Gentle, the owner and subdivider of the estate, and 15 Holmwood was built as his residence. They therefore have a close association with the Heritage Conservation Area and contribute to the variety and quality of their immediate streetscape and the heritage significance of the area.

The aesthetic attributes of the public domain are established primarily through the quality of the adjoining development. Street tree planting consists of Australian natives (mainly *Melaleuca*) which have reached maturity and now provide a reasonable degree of softening to the streetscape although they make it difficult to appreciate the quality and consistency of facades in places.

The quality of the public domain is derived primarily from the quality of the buildings that have formed it. Street tree planting is present throughout the area and is primarily low growing Australian natives that screen the facades of houses rather than create an avenue of shade trees or impressive urban landscaping. Kerbing and in places guttering is representative of that found throughout the Marrickville area, being mainly constructed from large sandstone blocks, although concrete can also be found in places.

The local topography is gentle and rises gradually to a high point mid-block, lending an open quality to the streetscape. Views to the west terminate at the rear elevation of terraces facing Pearl Street, and those to the east terminate at the shops of King Street. Views into the area are typical of those found in inner urban areas, consisting of terraces and street tree planting. The view into Holmwood Street from King Street does however capture good-quality views towards the side elevation of the terraces including their chimney/roof forms. Wells Street is significantly narrower than Holmwood or Dickson Streets and the view into the street is a much more secondary one.

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



Figure 15.3. Streetscape view of Dickson Street.



Figure 15.4 Streetscape view of Holmwood Street



Figure 15.5. Terrace in Dickson Street



Figure 15.6. Substantial terrace and house in Dickson Street built by Josiah Gentle, the developer of the area who continued to live in the house.



Figure 15.7. A modest single storey terrace with prominent ridge line and chimneys marking the paired roof form.



Figure 15.8. These terraces in Holmwood Street partially obscured by the Melaleuca street tree planting but have retained their cohesive and rhythmic built form and streetscape value.



Figure 15.9. Federation terrace in Holmwood Street.



Figure 15.10. Good-quality but modest terrace with slate roof and decorative ridge capping.



Figure 15.11 and 15.12. Wells Street contains more modest terraces and a more varied streetscape than those of Holmwood or Dickson Streets.



Figure 15.13 and 15.14. The minimal but consistent setbacks from the street alignment and consistent pattern of built forms have led to a high-quality streetscape in Dickson Street.



Figure 15.15. Victorian Terrace in Holmwood Street



Figure 15.16. Federation terrace in Holmwood Street with original glazing pattern and the duochrome brickwork. Victorian elements include the iron filigree balustrade and finge and the iron palisade fence, each of which is typical of the Federation period in this part of Marrickville.



Figure 15.17. Symmetrical late Victorian/early Federation house in Holmwood Street



Figure 15.18. Pair of Federation semis in Holmwood Street.



Figure 15.19. Infill terrace development in Holmwood Street with poor proportions, scale or detailing forms an intrusive element in the streetscape.



Figure 15.20. Rendering and painting face brick has a significant adverse impact on the aesthetic quality of the group.

15.3 SUMMARY OF HERITAGE VALUES

Holmwood Estate Heritage Conservation Area is of historical significance as the subdivision of the last remaining grounds of the site of the 1837 house "Holmwood" (aka Bello Retiro), which led to development of distinctive late 19th to early 20th century residential streetscapes.

The Area contains fine examples of single and two-storey terraces set in a highly cohesive streetscape with good street tree planting and other streetscape qualities. It is aesthetically significant for its narrow and dense development which establishes a tightly described street wall which creates a sense of intimacy and privacy within the area. It is also significant for its 19th and early 20th Century terraces, cottages and houses (detached and semi-detached) which include several highly cohesive groups.

The built form of the Area reflects the interruption to development throughout NSW caused by the 1890s depression, as many lots were still undeveloped in 1910 and now read as being 'non-original' when they are in fact original development.

The Holmwood Estate Area also has historical association with Josiah Gentle, owner of the Bedford Brickworks (now Sydney Park) who purchased the site of "Holmwood" plus some other blocks within the subdivision, and developed 15 Dickson Street in 1896 as his own house, and terraces at 17-23 Dickson Street circa 1900.

KEY PERIOD OF SIGNIFICANCE: 1887 – 1930

The Holmwood Estate 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	<p>The Holmwood Heritage Conservation Area demonstrates the principles and patterns of Marrickville's development from Colonial to contemporary eras.</p> <p>The cultural landscape of the Area demonstrates the pattern of development in the Council area from early land grants to densely settled urban landscape.</p>	<ul style="list-style-type: none"> - The primary value of this conservation area is derived from the evidence it provides of the pattern of development in the area now known as Newtown from the mid to late 19th century. - The streetscapes demonstrate the pattern and growth of the terrace-house typology in Sydney during the mid-late 19th Century. - Through the range of high style and modest dwellings that demonstrate some of the options for housing available to the working and middle classes of the 19th Century.

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
The area is associated with a significant activity or historical phase (subdivision and development)	A	The pattern of subdivision has responded to the patterns of smaller Colonial land grants made south of Enmore Road.	<ul style="list-style-type: none"> - The early land grants in the area were of 30 acres and were made to emancipists and small settlers, a significant contrast to the large holdings north of Enmore/Stanmore Road. - Their value for speculative purposes is shown through their rapid re-subdivision and amalgamation into a series of 'Estates' with substantial houses that exploited the good views to the south; and then re-subdivision into smaller parcels that formed the basis of today's street alignments, including the perimeter and internal configuration of the heritage conservation area. - The pattern of re-subdivision of land to infill 'gaps' between other development or undeveloped land is demonstrated by the abrupt termination of the street pattern at the rear fences of the properties facing Pearl Street (part of the Rosewarne estate). - The small-scale of this development is demonstrated by the house at 15 Holmwood Street where the owner/developer continued to live after the sale of the remainder of the property.
The area is associated with a significant activity or historical phase (subdivision and development)	A	It demonstrates the evolution of the terrace typology in Marrickville throughout the second half of the 19 th Century to its final form before being superseded by the suburban cultural landscape.	<ul style="list-style-type: none"> - Development within the area commenced in the late 1880s and did not cease for over 20 years. - The prevailing form of development in the area throughout this development phase was the terrace house, and the stylistic development of the type during the second half of the 19th Century can be seen in the style and form of the groups within the Area. - The Federation period terraces represent the culmination of the typology, which was soon to be superseded by the rise of suburbia in the 20th Century.
The area demonstrates the principal characteristics of a class of Marrickville's	G	It demonstrates the principal characteristics of the development of the Marrickville Council area from an early	<ul style="list-style-type: none"> - The area provides valuable evidence of the range of building types and forms available to the Victorian worker, including the detached cottage, semi-detached pair

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
cultural places (residential)		Estate to urban cultural landscape	<p>and terrace house.</p> <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: <ul style="list-style-type: none"> o Early development: o Victorian period vernacular terraces and cottages o Substantial Victorian Villas located at the highest and most prominent parts of the area o Substantial two storey Victorian terraces intended for the affluent middle classes o Modest terraces – 1 and 2 storey o Federation period terraces - Later infill development to terraces and medium density housing <ul style="list-style-type: none"> o Cultural layering o Post-War austerity o Post-War migration o 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"> - Former church (35-39 Dickson Street) adapted for community use
<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</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	<ul style="list-style-type: none"> - The streetscapes within the area are characterised by its rows of single and two-storey terraces terminating in a cross street (with the exception of Wells Street which terminates in a road closure). - The facades of the terraces dominate the streetscapes and provide a strong and consistent street rhythm derived from their regular patterning. - Sandstone kerbing and guttering - Street tree planting of the late 20th Century

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
design of Marrickville Council (and its predecessors)		and improvement programs.	Environmental movement (primarily native species: bottlebrush, melaleuca etc.)
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 The area demonstrates many of the important variations upon the typology of the modest terrace house, including single and two-storey versions.	<ul style="list-style-type: none"> - Streetscapes are narrow and the density of development establishes a tightly described street wall which creates a sense of intimacy and privacy within the area. - 19th and early 20th Century terraces, cottages and houses (detached and semi-detached) including several highly cohesive groups. - A proportion of individual properties within the area have been layered, including through the addition of dormer windows, rendering, replacement of windows, 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 housing remain readily interpretable in the contemporary landscape. - Recent residential infill development illustrates the development of the cultural landscape only and has a negative impact on the aesthetic and other heritage values of the area.
The area contains groups and streetscapes which collectively illustrate representative types of Marrickville's cultural landscape.	G		

15.4 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 (1887-1930).

The boundaries of this area reflect both the incremental pattern of its subdivision and development and the urban forms and streetscape qualities. Holmwood and Dickson Streets are both defined clearly by their property boundaries and the street pattern which terminates in the lane behind Pearl Street. The northern side of Wells Street (south of Dickson Street) included several consistent groups of simple Victorian terraces together with a range of smaller building types generally consistent with the values demonstrated by Holmwood and Dickson Streets. These lots were located within the same subdivision and they are included within the heritage conservation area.

The surrounding areas (Pearl Street, Walenore Avenue and the southern side of Wells Street) are each part of different subdivisions and demonstrate different heritage values. They have not been included in the Holmwood Heritage Conservation Area. Similarly, the shops oriented to King Street are also not included in the area.

15.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

The table above outlined the ways in which the heritage significance of the Holmwood Estate 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 Holmwood Estate 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
- Street tree plantings
- Sandstone block kerbing and guttering
- Setbacks from the street alignment are minimal but consistent within building groups and visual catchments
- High urban density, narrow streets and predominantly attached dwellings creates an intimate streetscape quality

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

- Residential character demonstrated through the single and two-storey 19th-century and Federation period terrace housing typologies
- Building typologies reinforce the tight urban grain.
 - Groups and runs of terraces demonstrate strong streetscape qualities including cohesiveness of form, rhythm and materials.
 - High quality detailing to front elevation of intact and substantially intact houses and terraces
 - 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
 - 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
- 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

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)

15.6 ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA

The Holmwood Estate 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 etc (including to 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