

## HCA 17 Kingston South Heritage Conservation Area



Figure 17.1 HCA 17 Kingston South Heritage Conservation Area



## 17.1 LOCATION

The Kingston South Heritage Conservation Area is located in Stanmore between the railway line and Stanmore Road; and between Holt and Liberty Streets.



Figure 17.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)



## 17.2 DESCRIPTION

The Kingston South Heritage Conservation Area is a mixed-use area demonstrating a rich range of high-quality residential and institutional development from the mid 19<sup>th</sup> Century to the present day.

The area is positioned at the top of the southernmost prominent ridgeline before the land falls away to the Cooks River and offers distant views from vantage points such as the intersection of Merchant and Cambridge Streets. This topographical superiority was likely to be one of the reasons that the area was targeted for the location of large Victorian Villas, substantially intact examples of which survive. The original high-status residential character of the area has now evolved with the demolition of many of the villas in the second half of the 20<sup>th</sup> Century and the construction of three-storey walk-up flats throughout the area. These flats have become prominent elements in the local streetscape.

A notable group of Inter-War flat buildings marks the western edge of the area (Holt Street). Some of the large original houses have been used as boarding houses although many of these are now returning to their original use as a single-family dwelling. The area also includes good groups of terraced dwellings, including both superior and modest variations; a rare (for the Marrickville area) example of a three-story terrace (Hughendon Terrace) and a notable row of formal 2-storey Edwardian detached and paired houses overlooking Stanmore Road in the south-eastern corner of the area.

The Kingston South Heritage Conservation Area is also significant because it forms part of the first subdivision made under the Torrens Title system in New South Wales. Only six lots within the area have not been re-subdivided and have retained their 'DP1' land title. Most of these also contain highly contributory original houses.

The area is also characterised by the extension of educational and cultural activities that now provide the dominant character of the north-western quadrant of the area. Some of these activities are located within adapted buildings, but others such as the Newington Preparatory School have introduced large and intrusive buildings into the area.

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 work.

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



Figure 17.3 and 17.4. The Kingston South Heritage Conservation Area includes a rich variety of high-quality residential and institutional development from the mid-19<sup>th</sup> century.





Figure 17.5. The park at the corner of Cambridge and Merchant Streets includes mature trees that act as a focal point in the streetscapes of Cambridge and Merchant Streets.



Figure 17.6. This three-storey terrace is sited in a prominent position and forms an imposing element in the local streetscape. Terraces of this scale are rare in the Marrickville area (Cavendish Street)



Figure 17.7. The Area also includes good groups of more modest Victorian and Federation detached and semi-detached houses. The iron palisade fenceline in the street steps as it follows the local topography.



Figure 17.8. This imposing row of town houses rises up Cavendish Street from the low point where it meets Merchant Street. Their consistent form and setback contributes to the strongly patterned streetscapes near this intersection.



Figure 17.9 and 17.10. This imposing group of highly detailed and well maintained Inter-War residential flat buildings provide a strong Western edge to the area and contribute significantly to its heritage value.





Figure 17.11 and 17.12. The groups of freestanding terrace-style houses step up as they follow the steep hill of Merchant Street. Some are showing signs of having been recently gentrified. Those on the west are very good and substantially intact examples of the freestanding Federation terrace. Note also the generous setbacks on both sides of the street.



Figure 17.13. Trafalgar Street forms the northern edge to the precinct as it abuts the railway line. It is lined by a serrated row of two-storey terraces with half gabled roofs set on substantial bases. Many have been heavily layered but the overall scale, form and street rhythm of the group remains substantially intact.



Figure 17.14. The south eastern corner of the precinct includes this notable group of Federation semi-detached houses set very close to side boundaries and which read as a continuous street wall.



Figure 17.15. The elaborate Victorian terrace on this property in Cambridge Street has been obscured by this highly unsympathetic and aesthetically ungainly proportioned extension towards the



Figure 17.16. The area includes many three-storey walk up blocks of flats from the second half of the 20th century. Although they do not contribute towards the significance of the area other than to



street. It is not known whether the original facade was removed or whether it still exists within the building.

demonstrate the impact of post-war planning regulations, their presence must be recognised as part of the area. Many are good examples of their type.(Cambridge Street)



Figure 17.17, 17.18 and 17.19 One of the most important heritage values of this area is that it was the location of the first subdivision under the Torrens title system. Only six lots have not been re-subdivided since then and have retained their 'DP1' title, including this simple Victorian Georgian house and the Inter-War Bungalow in Cavendish Street and the Victorian house on Stanmore Road (below).







Figure 17.20 to 17.23. The Area is also significant as a focus for institutional and educational uses. Figure 17.20 shows Stanmore Public School and 17.21 is the recently completed Newington Preparatory School, both in Cambridge Street.



Figure 17.22 and 17.23. The former Catholic Church property shown in Figure 17.22 has recently been adapted for residential apartments. The area also includes several accommodation facilities associated with other institutions such as the Anglican centre shown in Figure 17.23.





Figure 17.24 to 17.29. The eastern end of Harrow Road is consistently residential in its character and includes some good examples of Victorian, Federation and Inter-War residential architecture. Half of the fine face brick semi-detached Federation cottage in the bottom right photograph has been rendered and painted, possibly in an attempt to make it appear 'fashionable' for sale, but causing permanent damage to the original bricks.





Figures 17.30 to 17.36 show a selection of properties from Cambridge Street. Its high situation with good outlook and views made it popular with the wealthy merchant classes and many substantial homes from this period have survived.





Figures 17.37 to 17.42 show houses in Cavendish Street. The two-storey Federation terrace in 17.38 is one of a group of similar terraces in Cavendish Street which are good examples of their type.





Figures 17.43 to 17.48 show properties on the western side of Holt Street. The recent infill development near the station can be seen at the edge of Figure 17.44 and is not included within the conservation area.





Figure 17.49 and 17.50. Merchant St terraces



Figure 17.51. Montague Park was created following the demolition of the mansion owned by the Paling family.



Figure 17.52 Trafalgar Street terraces.



Figure 17.53 Trafalgar Street terraces



Figure 17.54 Trafalgar Street terraces





Figure 17.55 to 17.58. Stanmore Road.

### 17.3 SUMMARY OF HERITAGE VALUES

Kingston South Heritage Conservation Area is of historical significance as part of the December 1863 "Holt, Smart and Mort's Subdivision of South Kingston", which was Deposited Plan 1 under the Torrens Title System and which is still in use in New South Wales. The area developed in the late 1860s and 1870s as a highly desirable residential precinct for entrepreneurs and the middle class.

The Area is aesthetically significant for its examples of late 19th century to mid 20th century development including 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), and group of Inter-War residential flat buildings in Holt Street. The Area is representative of the rich variety of built forms which are collectively representative of the cultural needs and aspirations of the community that built and occupied them between 1854-1940.

#### KEY PERIOD OF SIGNIFICANCE: 1854 – 1940

The Kingston South 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
<p>The area is associated with a significant activity or historical phase</p> <p>The area maintains and shows the continuity of a historical process or activity</p>	A	It is the site of the first subdivision in NSW made under the Torrens Title system	<ul style="list-style-type: none"> <li>- 14 lots in the area have never been re-subdivided. Their titles still read 'DP1' and the shape of the property is the land parcel created by this first subdivision under the Torrens Title system.</li> <li>- Through the street patterns and orientation of properties</li> <li>- Through the patterns of re-subdivision of properties and development under the Torrens Title system</li> </ul>
The area is associated with a significant activity or historical phase	A	It occupies land within the Kingston Estate; one of the most important of Marrickville's early Estates	<ul style="list-style-type: none"> <li>- Stanmore Road follows the southern boundary of the Estate.</li> </ul>
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 residential area	<ul style="list-style-type: none"> <li>- 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:</li> </ul> <p>Early development:</p> <ul style="list-style-type: none"> <li>• Late Georgian/Victorian vernacular, single bay two storey house</li> <li>• Substantial Victorian Gentlemen's villas located at the highest and most prominent parts of the area</li> <li>• Substantial Victorian terraces intended for the affluent middle classes located on high land</li> <li>• Modest terraces – 1 and 2 storey on lower terrain</li> <li>• Detached residential development – Victorian, Federation and (some) interwar</li> <li>• Adaptive re-use of villas and large houses for boarding houses and group accommodation</li> </ul> <p>Later infill development:</p> <ul style="list-style-type: none"> <li>• Park at corner of Merchant and Cambridge – created after demolition of earlier house (residence of Paling family)</li> <li>• Inter-War residential walk-up flat buildings in proximity to the railway station</li> <li>• 1960-70s: red texture brick residential walk-up flat buildings</li> <li>• Mid 1970 to present: substantial walk-up residential flat buildings</li> <li>• Detached dwellings</li> </ul> <p>Cultural layering</p>



Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
			<ul style="list-style-type: none"> <li>• Post-War austerity</li> <li>• Post-War migration</li> <li>• Gentrification</li> </ul>
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 residential area	<ul style="list-style-type: none"> <li>- Rich variety of built forms – including both purpose-built and adaptive re-use; including:</li> <li>- Stanmore Public School</li> <li>- Sydney Distance Education</li> <li>- Newington Preparatory School</li> <li>- Religious institutions and facilities</li> </ul>
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 residential area	<ul style="list-style-type: none"> <li>- Corner shop at the intersection of Merchant and Cavendish Streets</li> <li>- Small extension of the Railway shops into the NW corner of the area</li> </ul>
<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"> <li>- Sandstone kerbing</li> <li>- Street names inset in footpath in red cement at corners (Municipal practice: Petersham Municipality)</li> <li>- Street tree planting of the late 20<sup>th</sup> Century Environmental movement (primarily native species: bottlebrush, melaleuca, angophora, ) – taller species adversely impacted by overhead cable clearance</li> <li>- Public open space (pocket park) created post demolition of early house – retention of mature garden plantings at edges</li> </ul>
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"> <li>- Stanmore Public School and its grounds – including extent of the open space now rare in inner urban schools</li> <li>- 19<sup>th</sup> Century Villas and their garden setting</li> <li>- 19<sup>th</sup> Century houses (detached and semi-detached) and their garden setting</li> <li>- 19<sup>th</sup> and early 20<sup>th</sup> Century terraces and</li> </ul>



Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
The area contains groups and streetscapes which collectively illustrate representative types of Marrickville's cultural landscape.	G		houses (detached and semi-detached) <ul style="list-style-type: none"> <li>- Group of Inter-War residential flat buildings in Holt Street</li> <li>- Notable late 20<sup>th</sup> Century house at 82 Cambridge Street</li> <li>- Groups and streetscapes containing 19<sup>th</sup> Century villas, houses and terraces</li> <li>- Groups and streetscapes containing 20<sup>th</sup> Century houses and terraces</li> <li>- 20<sup>th</sup> Century residential flat buildings (illustrate development of landscape only; negative impact on historic aesthetic values of area)</li> </ul>
The area contains evidence of a significant variation to a class of items (terraces)	G		<ul style="list-style-type: none"> <li>- Three storey terrace (59-67 Cavendish Street) is a significant variation to the terrace typology in Marrickville</li> </ul>

## 17.4 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 (1854-1940).

The starting point for the investigation of the boundary was the extent of the area within the DP1 subdivision. This subdivision extended from Merton Street (west of the heritage conservation area) to the continuation of Cambridge Street to the east; but the fieldwork revealed that the proposed heritage conservation area is the only section that has retained lots in their original configuration with substantially intact dwellings from the first phase of development.

The southern edge of Stanmore Road provides a clear boundary, as does Trafalgar Street and the railway line. The buildings overlooking Stanmore Road are mostly highly contributory to the heritage significance of that area and include many outstanding examples of their style. Those overlooking Trafalgar Street and the railway line are of lower contributory value due to the many and aesthetically intrusive layers sustained, but the underlying built forms are mostly substantially intact and contributory, including good groups of imposing two-storey detached terrace-style dwellings.

The western edge is defined clearly by its high quality and imposing groups of Inter-War residential flat buildings and 19<sup>th</sup>/early 20<sup>th</sup> Century dwellings that address Holt Street and provide a strong edge of very high aesthetic value (although they are within Sector 3 of DP1).

The eastern edge is marked by the boundary of the DP1, although modified by the exclusion of the groups of post 1960 residential flat buildings located adjacent to the boundary. Where post 1960 residential flat buildings or other intrusive forms are located adjacent to the nominal boundary they have been excluded. When located within the boundary they are included because they form part of the streetscape but are noted for their adverse impact on the aesthetic qualities of the streetscape and limited contributory role to the overall heritage significance of the area.



## 17.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

The table above outlined the ways in which the heritage significance of the Kingston South 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 South 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 Stanmore Road
- Surviving Deposited Plan 1 allotments and structures on these lots from the key period of significance (1854-1940)
- Street tree plantings
- Malachie Park – including mature vegetation and remnants of original fabric (fence)
- Street names set into footpath
- Sandstone block kerbing

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

- Imposing street presence of dwellings regardless of typology
- Groups and runs of buildings from key period of significance (1854-1940)
- 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, scale, 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)**

- Buildings sited centrally on lots
- 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)

### **17.6 ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA**

The Kingston South 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 additions
- Poorly proportioned additions
- Alterations to roof forms
- Removal of original detailing
- Painting rendering etc (including to face brick of residential flat buildings)
- Alteration to fenestration patterns (including reconfiguration/re-orientation of vertical openings to horizontal)
- Removal/replacement of timber windows with aluminium
- Application of conjectural detailing to new work
- Inappropriate use of dormers (contrary to typology)
- Historically inappropriate fence design and details not relevant to building typology and/or incongruous/visually intrusive in streetscape views
- Visually intrusive security measures (eg light painted bars and grilles on external face of buildings)
- Replacement fences of type or form inappropriate to building typology and/or intrusive on aesthetic value of streetscape
- High front fences
- Non-transparent front fences