

HCA 22 Morgan Street Heritage Conservation Area (Petersham)



Figure 22.1 Location of HCA 22 – Morgan Street Heritage Conservation Area

22.1 LOCATION

The Morgan Street Heritage Conservation Area is a small area north of Morgan Street between Ducross and Maria Streets, Petersham.

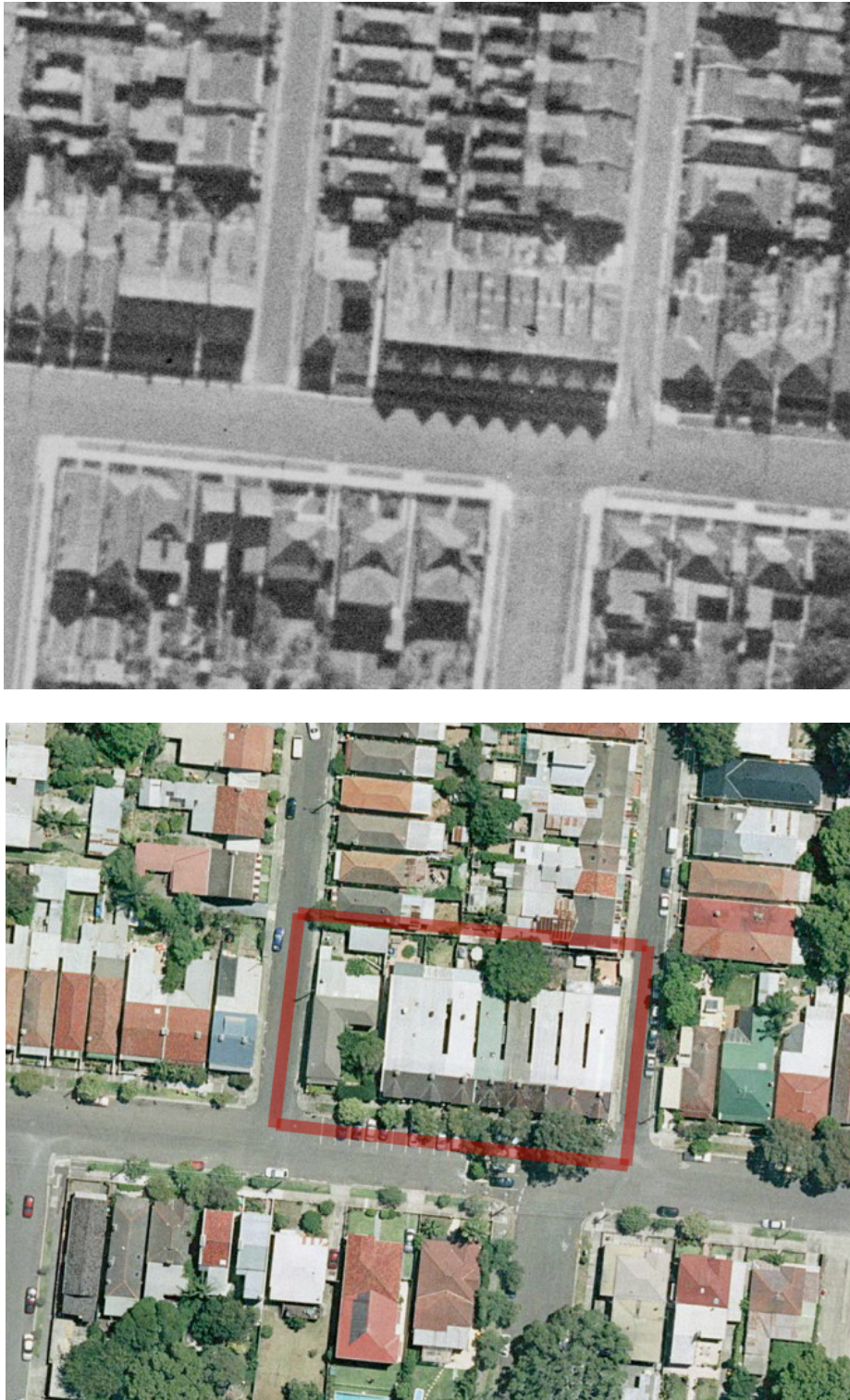


Figure 22.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)

22.2 DESCRIPTION

The Morgan Street Heritage Conservation Area includes a Federation terrace of eight dwellings with a modest late Victorian cottage at its western end. The terrace was built as a six bay terrace in 1903 and was extended to eight by 1904. These two bays are slightly wider than the remainder but their street presentation and detailing are the same.

The terrace presents a unified group to the street with a good rhythm of gables protruding from a continuous gable-ended main roof devoid of external firewalls. The roof tiles have been replaced by unglazed cement tiles but the chimneys are intact and contribute strongly to the rhythm of the roofscape. The gables are typical of the Federation period with their rising sun motif against a roughcast panel. Their original purpose as a rental property is expressed through the simple detailing and minimal setbacks from the street. Windows are paired in the Federation style and front doors recessed under a small porch. Fences are a half-palisade on a heavy rendered base with prominent pillars framing the centre-opening gates. The dividing walls to the setback area are finished in an ogee profile.

The terrace has been gentrified through the painting of brickwork and the addition of reversible details. The palette is limited to neutral colours - mostly greys with dark charcoal/black detailing and the terrace still reads as a unit.

The adjacent cottage is L-shaped in footprint, though from the street it reads as a single-fronted cottage. The return is obscured from casual view by the mature garden plantings.

The streetscape quality of the group is high due to its consistent scale, form and detailing. The verge includes street planting in a grassed strip between the footpath and carriageway. Kerbs are sandstone block. Street trees are native plantings and mostly low, although the two taller trees at the eastern end add scale. A simple street closure is located part-way along the group which limits a full appreciation of the aesthetic quality of the group to those on foot. Right-angled carparking and parking associated with the street closure dominate the public domain. The group does not have any access to a rear lane and there is no potential for provision of off-street parking

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



Figure 22.3 The western end of the Area includes a Victorian Vernacular cottage set in an 'L' shaped configuration with the long wing extending towards Morgan Street.



Figure 22.4 The remainder of the area is comprised of a single terrace of eight dwellings. The group has retained a high degree of cohesiveness: although the original face brick has been painted, none have undergone significant external extensions. Those at the western end of the group are screened by the street planting.



Figure 22.5 The middle of the group is obscured by the planted street closure.



Figure 22.6. The eastern end of the group is not hidden by landscaping and its cohesive built form forms a prominent element in the local streetscape.



Figure 22.7 The group demonstrates a highly cohesive built form



Figure 22.8 The gabled roof and prominent chimneys of the terrace have retained their original forms although the roof cladding has been replaced.



Figure 22.9 The original iron gates are an uncommon split design.



Figure 22.10 The group has been subjected to layering in the gentrification style. The main impact of this on the fabric has been caused by the painting of the original face brickwork.

22.3 SUMMARY OF HERITAGE VALUES

The Morgan Street Heritage Conservation Area is a representative area of the 1890-1904 period of residential development including modest terraces in Federation style built as rental housing. The area is of historical significance as part of the 1890 "Alexander Estate" subdivision, which has historical association with builder Alexander Ducros. Ducros built a number of terraces in the area from 1900 to 1904.

The Morgan Street Heritage Conservation Area is of aesthetic significance for its modest Federation period terrace architecture and intact roofscape.

KEY PERIOD OF SIGNIFICANCE: 1890-1905

The Morgan Street 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 a continual pattern of human use and activity	A	The Area was formed by the re-subdivision of a lot created from Petersham Estate: one of the largest early farms in the vicinity of Colonial Sydney.	<ul style="list-style-type: none"> - The consistency and rhythmical proportions of the facade of the terrace demonstrate the pattern of increasingly fine-grained subdivision in the Council area.
The area maintains and shows the continuity of a historical process or activity	A	<p>The pattern of development in the area provides evidence of the historical process of small-scale speculative development</p> <p>The terrace row was constructed for the purpose of providing rental housing by a local land owner.</p> <p>The Area provides evidence of the maturing suburban form of development in the Council area.</p>	<ul style="list-style-type: none"> - The speculative nature of this development is evident in the simple but strongly expressed built form which presents an impressive facade to the street with modest construction behind the façade. - The intended purpose as rental property is also demonstrated through the maximised site coverage and the small area of the site that has not been developed. - The area provides evidence of the final stage of the 19th Century terrace typology.
The area demonstrates the principal characteristics of a class of the Marrickville areas's cultural places (residential)	G	It demonstrates the principal characteristics of the development of the Marrickville Council area from a rural Estate to residential area	<ul style="list-style-type: none"> - Through the built forms representative of the cultural needs and aspirations of the community that built and occupied them; including: - Development representing the Key Period of the Area's

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
			<p>development (1890-1904):</p> <ul style="list-style-type: none"> • modest terrace in Federation style built as rental housing • single storey cottage demonstrating atypical L-shaped footprint • Lack of laneways behind dwellings – demonstrates developing sanitary infrastructure in the Council area • Iron palisade fences vary from the standard in the area due to substantial plinth and single tiered iron work <p>Cultural layering</p> <ul style="list-style-type: none"> • Non-specific: replacement of some windows to front bay with horizontally proportioned aluminium windows. • Gentrification: painting of face brickwork and application of details
<p>The area demonstrates the principal characteristics of a class of Marrickville's cultural places (public domain)</p> <p>The area demonstrates 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 Marrickville from a rural Estate to a suburban cultural landscape and contains streetscapes and public domain elements representative of civic management and improvement programs.	<ul style="list-style-type: none"> - Sandstone kerbing - Street tree planting of the late 20th Century Environmental movement (native species) - Street closure - Maximisation of on street parking through bays at 90° to carriageway
Is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in the Marrickville area.	C	<p>It contains many buildings and elements of individual and group aesthetic value</p> <p>The form and detailing of the</p>	<ul style="list-style-type: none"> - The Area demonstrates the primary aesthetic values of the modest Federation terrace and its consistent roofscape and intact structural rhythms provide a focus to the streetscape. - The terrace also provides

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
Is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in the Marrickville area.	C	original houses in the area demonstrate the tastes and aesthetic values of the community at Federation	<p>evidence of the aesthetic principles of rental housing, with an attractive street facade and functional design and detailing behind.</p> <ul style="list-style-type: none"> - Although the facades have been modified through the painting/rendering of their face brickwork, the use of a consistent palette has helped to ensure that the group has retained a consistency of aesthetic value. - The regular subdivision pattern facilitates the appreciation of the aesthetic qualities of the streetscape in this area obtained through oblique views.
The area contains groups and streetscapes which collectively illustrate representative types of the Marrickville area's cultural landscape.	G		

22.4 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 focus on the consistent terrace between numbers 25 and 39 Morgan St and include the adjacent cottage at 41 Morgan St that makes up the street group. The buildings in the surrounding area contribute to the overall character of the precinct but their design and detail does not satisfy the identified values.

22.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

The table above outlined the ways in which the heritage significance of the Morgan Street 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 Morgan Street Heritage Conservation Area is highly cohesive and contains many details, or fine-grained elements that contribute to the integrity and heritage significance of the area. The single cottage at the southern end is characterised by different elements. 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:

- Subdivision layout
- Narrow grass verges with street tree planting
- Sandstone block kerbing
- Scale and proportion of lots – highly intact

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

- Imposing street presence due to minimal setback of the terrace and highly consistent built form, including a prominently gabled roofscape
- Substantially intact group demonstrating key elements (scale, form and detailing) of the modest terrace in the Federation period
- Separate cottage demonstrates unusual built form for the Marrickville area being an 'L' shape footprint with wing projecting towards street
- Building typologies reinforce the urban grain.
 - simple and strongly expressed structural rhythm to front elevation
 - Group demonstrates strong streetscape qualities including cohesiveness of form, scale, rhythm and materials.
 - 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
 - Composition of the roofscape: a single roof covering the whole terrace with prominent gables marking individual dwelling bays.
 - Intact roof forms
 - Gabled roofs to terraces with primary ridgeline 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
- 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
 - Use of appropriate colour schemes for detailing
- Fences appropriate to typology and period of construction
 - Original Iron Palisade fences – variant on standard design with centre-opening gate
- Lack of car parking infrastructure

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

- Modest development with high site coverage behind the facade maximising the amount of habitable space

22.6 ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA

The Morgan Street Heritage Conservation Area was developed during the early Federation period and although the structural integrity is substantially intact, the terrace has been painted/rendered and gentrified details applied. This change is effectively permanent, and detracts from the ability of the group to demonstrate the original appearance of the face-brick Federation terrace, but does not alter

the integrity of its built form or ability to express aesthetically significant structural rhythms. Other details and elements that detract from the identified values of the Area include:

- 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
- Visually intrusive security measures (eg roller shutters to windows and grilles on external face of buildings)

The plantings associated with the road closure in front of the group has obstructed views towards the group from the street and does little to contribute to its streetscape qualities.