

HCA 23 Jarvie Avenue Heritage Conservation Area (Petersham)

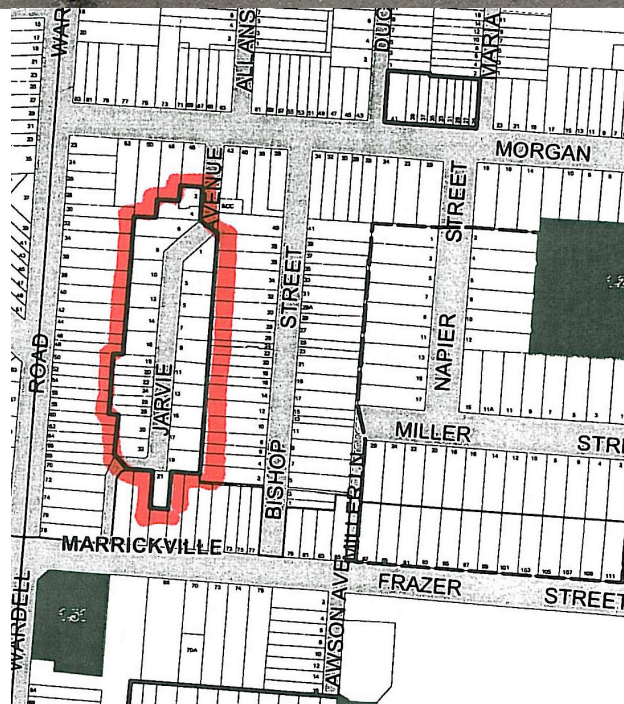


Figure 23.1 HCA 23 – Location of Jarvie Avenue Heritage Conservation Area

23.1 LOCATION

Jarvie Avenue is a narrow street in the centre of the main block formed by Morgan, Bishop and Frazer Streets and Wardell Road, Petersham.



Figure 23.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)

23.2 DESCRIPTION

The Jarvie Avenue Heritage Conservation Area is a small area that is characterised by its hidden location and tightly defined streetscape of Inter-War bungalows.

The area was formed in the 1930s by the subdivision of the final substantial parcel of land in the area by John Jarvie of Trinity College. The entrance to the precinct is modest and reads as utilitarian in character due to the dog-leg alignment of the carriageway at each end, with garages terminating the views into the area from Morgan and Frazer Streets and the houses hidden.

Once inside the area, the character of the area presents a strong contrast to that of the surrounding late Victorian/Federation development. The area contains many very good examples of modest interwar bungalows and semi-detached cottages. Lot sizes are small and site coverage high, with houses set close to all boundaries. This has helped to give the area a tight and cohesive and streetscape rhythm, dominated by the single storey, low pitched multi-gabled and hipped roofs of the interwar period. One property, 6 Jarvie Avenue is two stories in height. The evidence of the fabric available from the street inspection suggests that the second-storey has been added.

Most of the remaining properties are highly intact and include original interwar period low brick front fences featuring decorative face brickwork. An important characteristic of the area is the survival of the dark interwar brickwork without rendering or painting. This is an increasingly rare characteristic of streetscapes in the council area and contributes highly to the aesthetic qualities and values of the area.

Evidence of layering is minimal and has had only minor impact on the cohesiveness of the group and the streetscape. The main intrusive element has been the provision of carports and garages forward of the building line to some properties. Off street parking has been established to most properties by asymmetrical placement of the house on its lot.

Kerbing and guttering is formed of cement and verges are narrow, with a centrally placed footpath typical of the configuration in the Inter-War period. Street tree planting is of native species representative of those used throughout the Marrickville local government area.

The following figures illustrate the main elements and characteristics of the Jarvie Avenue Heritage Conservation Area



Figure 23.3 Jarvie Avenue is hidden from casual view by its 'dog leg' entrance



Figure 23.4 Entry to the area from Morgan Street is similarly obscured.



Figure 23.5 Once inside the area the narrow street and setbacks create an intimate streetscape quality.



Figure 23.6. The changing alignment of the road as it enters the area allows the aesthetic quality of the group to be appreciated.



Figure 23.7 The Jarvie Avenue group was developed well after the surrounding area and demonstrates the architectural qualities of the Inter-War bungalow – including the Californian, Art Deco and Georgian Revival styles



Figure 23.8 All of the houses in the group were constructed of dark red face brick – this house is an unusual example of duo-chrome brickwork used on an Inter-War house, but the patterning is reversed with red banding on dark brick instead of the dark banding on red brick common in the Federation period.



Figure 23.9 Fences are low brick walls constructed in face brick to match the house with a variety of decorative top courses.



Figure 23.10 Some fences have had decorative panels added, although in most examples the brickwork remains substantially intact.



Figure 23.11 and Figure 23.12 Although the lots in Jarvie Avenue are small even by Marrickville's standards a setback sufficient to allow the planting of a small garden was provided.



Figure 23.13 and Figure 23.14 One of the most important indicators of the establishment of the 20th Century 'Suburban Ideal' is the provision of space for a driveway beside the house to the rear garden. This was provided in Jarvie Avenue notwithstanding the small lot sizes.



Figure 23.15



Figure 23.16



Figure 23.17



Figure 23.18



Figure 23.19



Figure 23.20

23.3 SUMMARY OF HERITAGE VALUES

Jarvie Avenue Heritage Conservation Area is of historical significance as a 1930s subdivision by John Jarvie and as one of the last substantial residential subdivisions in Marrickville.

The Jarvie Avenue Heritage Conservation Area is of aesthetic significance for its very good examples of modest Inter-War bungalows and semi-detached cottages, the strong patterns created by the consistently expressed built forms and survival of much original detailing.

The Area retains narrow grass verges with street tree plantings and narrow, centrally located concrete footpaths; low solid fencing constructed of brick to match the house with decorative brickwork detailing that adds texture to the streetscape, building style, scale and forms, prominent roofscape composed of forms characteristic of the Inter-War period, minimal setbacks from all boundaries; one side sufficient to allow vehicular access, wide frontage of buildings, configuration of facades, high-quality face brickwork and minimal garden spaces.

KEY PERIOD OF SIGNIFICANCE: 1930 -1940

The Jarvie Avenue 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 is associated with a significant activity or historical phase	A	The Area was subdivided from the Petersham Farms, part of the Petersham Estate: one of the largest early farms in the vicinity of Colonial Sydney.	<ul style="list-style-type: none"> - Through the contemporary street patterns in the area. Jarvie Avenue does not form part of any boundary roads to the Petersham Farms and this value is associative only.
The area maintains and shows the continuity of a historical process or activity	A	<p>The patterns of development provide evidence of the historical process of small-scale speculative development</p> <p>The Jarvie Avenue group was created through the subdivision of land at the centre of a larger street block.</p> <p>Provides evidence of speculative re-subdivision and development of land in Sydney during the 19th and early 20th Centuries.</p>	<ul style="list-style-type: none"> - Through the hidden nature of the subdivision, emphasised both by the dogleg entry points and the location within the centre of a larger street block comprised of development from an earlier period. - Through the functional subdivision pattern and street layout, emphasised by the consistent setbacks and built forms. - The development within the area is consistent in its stylistic period and architectural typology, providing evidence that the houses were built within a single subdivision release and within a limited period of time. - Although the lots are very shallow and almost fully occupied by building, space has been found to provide access to off-street car parking to most properties by the off-setting of buildings on their lot. Most of these driveways were established by 1943, providing evidence of the gradual evolution of the Council area's landscape from a densely developed urban area to one reflecting 20th Century suburban ideals even when space was very limited.
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 Marrickville from a rural Estate to residential area	<ul style="list-style-type: none"> - The built forms of the area are representative of a specific sub-group within the Marrickville area in the early years of the 20th Century as it transformed from a dense urban to detached suburban cultural landscape, and then adapted the suburban form to a higher density development. - Evidence of this includes the small

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
			<p>lot sizes, minimal setbacks from all boundaries, provision for car parking on site, and narrow carriageway and verge widths to maximise the area available for development.</p> <ul style="list-style-type: none"> - Through its original built forms which are representative of the cultural needs and aspirations of the community that built and occupied them; including: <p>Development representing the Key Period of the Area's development:</p> <ul style="list-style-type: none"> • Detached Inter-War period double fronted bungalows and semi-detached houses demonstrating stylistic details of middle-class housing at the time • Californian bungalow built forms • Interwar Georgian revival built forms • Low brick fences consistent with the built form <p>Cultural layering</p> <ul style="list-style-type: none"> • Post-War migration – minor evidence • Contemporary gentrification - minor evidence
<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 the Council area 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"> - Introduction of concrete kerbing and guttering - Narrow grass verges with street tree planting and narrow footpath set a centrally within the verge and providing a grass edge at the base of the brick fence. - Street tree planting of the late 20th Century Environmental movement (native species)
The area contains groups and streetscapes which collectively illustrate representative types of Marrickville's	G	It contains buildings and elements of individual and group aesthetic value that create a streetscape with strong rhythmic and textural values.	<ul style="list-style-type: none"> - The aesthetic values of the group and its streetscape are derived from the strong patterns created by the consistently expressed built forms and survival of much original detailing, including:

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
cultural landscape.			<ul style="list-style-type: none"> - Narrow grass verges with street tree planting and narrow, centrally located concrete footpath - Low solid fencing constructed of brick to match the house with decorative brickwork detailing that adds texture to the streetscape - Building style, scale and forms - Prominent roofscape composed of forms characteristic of the interwar period. - Minimal setbacks from all boundaries; one side sufficient to allow vehicular access. - Wide frontage of buildings - Configuration of facades - Use of materials - High-quality face brickwork - Minimal garden spaces

23.4 DEFINING THE EXTENT OF THE HERITAGE CONSERVATION AREA

The boundaries of the heritage conservation area are defined by the ability of properties to demonstrate the identified heritage values. The area includes only those properties within the subdivision and streetscape. The surrounding areas demonstrate architectural characteristics of an earlier period and do not possess the high level of integrity that Jarvie Avenue does.

23.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

The table above outlined the ways in which the heritage significance of the Jarvie Avenue 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 Suburban Residential Streetscapes section of the DCP (see the DCP for details).

The Jarvie Avenue 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
- Subdivision configuration
- Grass verges with street tree planting and narrow, centrally located footpath
- Front setback - Garden or soft surface
- Detached, low density character (semi-detached dwellings read as a single dwelling on first inspection)

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

- Residential character demonstrated through the consistency of the bungalow typology
- Substantially intact group demonstrating key elements (scale, form and detailing) of the interwar Californian Bungalow and Georgian Revival styles period bungalow style
- Range of stylistic variation within a highly consistent overall built form
- Individual dwellings of high aesthetic value
- Building typologies reinforce the suburban grain.
 - Houses demonstrate strong streetscape qualities through cohesiveness of built form, scale, rhythm and materials.
 - High quality detailing to front elevation of intact and substantially intact houses appropriate to the period and style of the dwelling
 - Increasing simplification of scale and detailing towards rear – including window size, bulk and visual prominence in view from street
- Building forms appropriate to architectural type (interwar bungalows: Californian and Georgian revival)
- Roof forms appropriate to typology and period of construction
 - Good quality roofscape views
 - Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm
 - Intact roof forms and volumes
 - Where original roof cladding has been replaced, use of unglazed dark terracotta tile
 - 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 architectural type (interwar bungalows: Californian and Georgian revival)
- High quality detailing to front elevation (appropriate to architectural type) (interwar bungalows: Californian and Georgian revival)
 - Un-painted and un-rendered face brickwork
- Timber framed casement windows set in groups (some pairs of double hung sashes)
 - Original Art Deco style lead lighting to windows facing street
 - Window openings appropriate for architectural type
 - Timber framed windows
 - Paired double-hung timber sash windows
 - Use of appropriate colour schemes for detailing
- Fences appropriate to typology and period of construction
 - Low brick fences to street elevation – constructed of finely detailed face brick to match the house
- General lack of car parking infrastructure forward of the building line (significant exceptions)

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 the recessive scale of skillion-roofed extensions)

23.6 DETAILS AND ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA

The Jarvie Avenue Heritage Conservation Area includes some high quality individual examples of buildings that are substantially intact but most houses have been altered in some way since they were built. This pattern of change is continuing, with evidence of recently completed layers found during fieldwork. Some of these contribute to the cumulative heritage significance of the area, but others do not because they are of an irreversible nature, destroy original fabric or result in major changes to the form of the house visible from the street. These include:

- Removal of original detailing
- Application of conjectural detailing
- Addition of panels to increase the height of the front fence
- Replacement fences of type or form inappropriate to building typology and/or intrusive on aesthetic value of streetscape