

## HCA 24 Porter's Brickworks Estate Heritage Conservation Area (Marrickville)

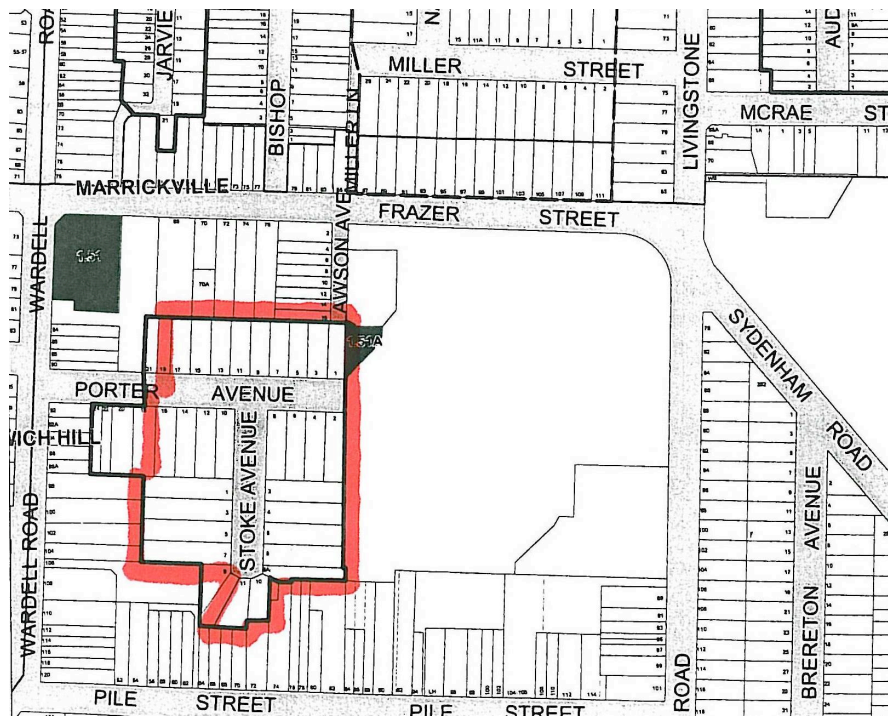


Figure 24.1 HCA 24 – Porter's Brickworks Estate Heritage Conservation Area. The Porter's Brickworks Estate Heritage Conservation Area was developed on the site of the former Porter's Brickworks and is significant for its cohesive streetscape of late Federation and Inter-War Californian Bungalows



## 24.1 LOCATION

The Porter's Brickworks Estate Heritage Conservation Area is located between Wardell Road and Marrickville Park; and between Frazer and Pile Streets, Marrickville.



Figure 24.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)

## 24.2 DESCRIPTION

The prevailing character of the Porter's Brickworks Heritage Conservation Area is suburban. It was formerly part of the brickworks site that extended into the area now occupied by Marrickville Park and Oval, and was subdivided from the brickworks in 1928. The built forms are therefore Inter-War in construction, although many display forms and detailing more characteristic of the earlier Federation bungalow.

The area demonstrates Marrickville's mature 20<sup>th</sup> Century suburban cultural landscape, with detached, single storey bungalows set on low-density lots with setbacks and space for front and rear gardens and side driveways. The streetscape rhythms are well expressed and are enhanced by the gentle fall from Wardell Road to the west towards the Oval.

The streetscape has an open, suburban quality due to the low density and single storey of development, and in the case of Porter Avenue, the lack of tall plantings to give a verticality to the view along the street.

Examination of the 1943 aerial photography reveals that many of the houses within this area were built as identical groups, or 'runs' of detached cottages, each off-set on its block of land to accommodate a driveway beside the house. Many of these have survived substantially intact and contribute to a strong and rhythmical streetscape today.

Almost all houses have retained their original roof forms and building footprints, resulting in a streetscape that remains highly coherent. Many have also retained their original slate roofs and chimney detailing which adds significantly to the integrity and aesthetic quality of the streetscape. One has been 'scalped', whereby the original roof has been removed and a new, lower pitched hip roof constructed over the original breakfront footprint below, and two significantly altered by the addition of a partial second storey. Change of this scale and form are effectively irreversible in terms of their impact on the original fabric.

One property has been replaced by an infill development that has respected the forms and proportions of the built forms in the streetscape whilst using contemporary detailing, and although the footprint has been substantially increased through the inclusion of a dual-occupancy, the impact on the integrity of the group is low. Another property (in Stokes Avenue) was a burnt-out shell at the time of inspection.

Many houses have undergone alterations and additions particularly in the migrant style. Most of these have been made to the rear of properties and are not highly visible elements in the local streetscape. Some of the non-structural alterations have resulted in the loss of significant fabric such as timber windows and face brickwork, and these have had an adverse impact on the ability of the property to 'read' as original. Others have introduced colour schemes and applied decorative elements that are visually prominent and intrusive in the streetscape views, although their impact could be reversed.

Street plantings in Porter Avenue are Camellia bushes, an atypical choice for a street planting. The 1943 aerial photographs show that they were planted at regular intervals along both sides of the street. Planting in Stoke Avenue includes maturing Eucalypts (Ironbarks?) which contribute to the cohesiveness of its streetscape. Verges are wide and grassed. Kerbs and gutters are concrete.

All houses in the group were originally constructed of face brick, some demonstrating the now rare blue-black Sydney brick. Most have retained this finish and have not been rendered or painted, which adds to the cohesiveness and integrity of the streetscape.

Fences are mainly low brick walls in face brick to match the house. Many have been altered through the addition of decorative panels etc, although an originally detailed fence (with wire mesh panels and wrought ribbon gates) has survived at 1 Porter Avenue. The 'driveway' side setback to this property is too narrow to allow a modern car to pass and access is provided from Lawson Avenue.



The low height has allowed the fences in the area to remain reasonably neutral elements in oblique views along the streetscapes of the area. Verges are wide, and include street planting in a grassed strip between the footpath and carriageway. Kerbs are sandstone block.

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



Figure 24.3. The streetscape of Porter Avenue is suburban in character.







Figure 24.4 to 24.7 Porter Avenue



Figure 24.10 and 24.11. Although the extension to the rear has been set well back and the volume of the original roof is intact, the view of the skyline along the ridge of the original house is obscured by the new roof.





Figure 24.8 to 24.13 Porter Avenue



Figure 24.14 and 24.15. The infill development at the corner of Porter and Stokes Avenues has matched the form and proportions of the other houses in the group with the use of contemporary materials.







Figures 24.16 to 24.19 are of houses in Stoke Avenue. Their earlier construction and slate roofs with banded brickwork important contributors to the significance of the Area. The brickwork includes both combinations of duochrome banding, with red on black brickwork as well as the more common black banding on red brickwork.

### 24.3 SUMMARY OF HERITAGE VALUES

Porter's Brickworks Estate Heritage Conservation Area is of historical significance as an area developed from the 1928 subdivision of a portion of what had been Porter's Brickworks. By this time virtually all vacant land in the area had been subdivided and the area is representative of the final period of major residential development in Marrickville between 1928 and 1935.

The Porter's Brickworks Estate Heritage Conservation Area is of aesthetic significance for its good quality individual examples and small groups of Post Federation and Inter-War period bungalows that retain original timber joinery, window hoods and detailing to gables and verandas. Its streetscape is of significance for the surviving camellia street plantings which are rare in the Marrickville area.

#### KEY PERIOD OF SIGNIFICANCE: 1928-1935

The Porter's Brickworks 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 culturally and socially important philosophies	A	The demonstration of the growth of the Suburban Ideal	<ul style="list-style-type: none"> <li>- The principles of the growing Australian suburban ideal in the Post-Federation period are expressed through the patterns of subdivision, the architectural form and finely grained detailing of the original Federation and Inter-War bungalows.</li> </ul>
The area maintains and shows the continuity of a historical process or activity	A	The pattern of development in the area provides evidence of the historical process of small-scale speculative development	<ul style="list-style-type: none"> <li>- The speculative nature of suburban development is demonstrated by the groups of houses built to a pattern; the subtleties of design and detailing within each group differing from the others in the area.</li> <li>- The development occurring as a result of this process includes good</li> </ul>

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
		The Area provides evidence of the maturing suburban form of development in the Council area.	<p>individual and group examples of late Federation and Inter-War (Californian/Sydney) bungalow architecture.</p> <ul style="list-style-type: none"> <li>- Through the consistency of subdivision pattern and built forms characteristic of this area and which demonstrate the process of re-subdivision of former industrial sites for residential development.</li> <li>- Through the simple subdivision pattern and street layout, emphasised by consistent setbacks and built forms throughout the area.</li> <li>- The asymmetrical placement of houses on their lots allowed for access to the rear of the property by the motor car demonstrates the increasing importance and aspirational power of the motor car in the early years of the 20<sup>th</sup> Century.</li> <li>- The spatial planning and layout of lots demonstrates the community's interpretation of the ideals of the suburban movement.</li> </ul>
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"> <li>- Through the built forms representative of the cultural needs and aspirations of the community that built and occupied them; including:</li> <li>- Development representing the Key Period of the Area's development (1909-1919): <ul style="list-style-type: none"> <li>• Detached late Federation and Inter-War (Californian/Sydney bungalows)</li> <li>• Wide lots allowing asymmetrical siting of houses on properties to provide for a side driveway</li> </ul> </li> </ul> <p>Later infill</p> <ul style="list-style-type: none"> <li>• Dual occupancy dwelling in scale and form to reflect key period, with contemporary detailing.</li> </ul> <p>Cultural layering</p> <ul style="list-style-type: none"> <li>• Post-War migration –examples include removal of roof framing and construction of low pitched, hipped roof; timber windows and replacement by aluminium,</li> </ul>



Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
			installation of roller style window shutters, removal and replacement of front fences
<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"> <li>- Street tree planting of Camellias in verge of Porter Street.</li> <li>- Street tree planting of the late 20<sup>th</sup> Century in Stoke Avenue – evidence of Environmental movement in local government public domain policies.</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>- The area includes many good quality individual examples and small groups of the Federation bungalow, including original timber joinery, window hoods and detailing to gables and verandas which is rare in the Council area and contributes significantly to the aesthetic values of the streetscape.</li> <li>- The importance of asymmetry as a principle in domestic Federation design was facilitated by the provision of side driveways to houses.</li> <li>- The area includes streetscapes of a high quality. This quality is derived from the consistency of subdivision pattern, setbacks, built forms, roofscapes, materials, detailing, and garden spaces of the elements of the group.</li> <li>- The public domain of the streetscape is simply designed and detailed. Marrickville Oval adjoins the area and terminates views to the east from Porter Avenue, which enhances the aesthetic qualities of the streetscape.</li> </ul>
The area contains groups and streetscapes which collectively illustrate representative types of the Marrickville area's cultural landscape.	G	The form and detailing of the original houses in the area demonstrate the tastes and aesthetic values of the community at Federation	

## 24.4 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 (1909-1920).

The boundary follows the edge of the subdivision of the Porter's brickworks. It also includes the adjacent properties that contribute to the integrity and consistency of the streetscape, but excludes those on the edges that would introduce unsympathetic forms to the heritage conservation area. The areas beyond this boundary demonstrated noticeably different or lesser heritage values and/or were of a scale or form that intrudes on the integrity of the heritage conservation area.

## **24.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA**

The table above outlined the ways in which the heritage significance of the Porter's Brickworks Heritage Conservation Area are expressed through the contemporary cultural landscape.

The relevant Heritage Typological Control to conserve the evidence of the area's heritage significance is the 20<sup>th</sup> Century detached suburban residential streetscapes DCP (see the DCP for details).

The Porter's Brickworks 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 (Camellias and Eucalypts)
- Setbacks from the street alignment are consistent and sufficient to allow a small front garden to be planted
- Low density suburban character of streetscape due to street widths, wide verges, setbacks and single storey built forms

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

- Residential character demonstrated through the consistency of the bungalow typology (Federation and Californian (Sydney) variants)
- 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
- Roof forms appropriate to typology and period of construction
  - Slate roofs
  - Primary plane of roofs are aligned parallel to the street (Federation)
  - Primary plane of roofs aligned parallel to the side boundary with prominent multi-gable elevation to 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
- 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 (Federation)
  - Groups of timber casement windows to front elevation and main room visible on side elevation (Californian/Sydney)
  - Paired double-hung timber sash windows to Inter-War
  - Use of appropriate colour schemes for detailing
- Fences appropriate to typology and period of construction
  - 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)

**24.6 ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA**

The Porter's Brickworks 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.
- Garages and carports forward of the building line
- Dormer windows (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