

HCA 27 Hordern Avenue Heritage Conservation Area (Petersham North)

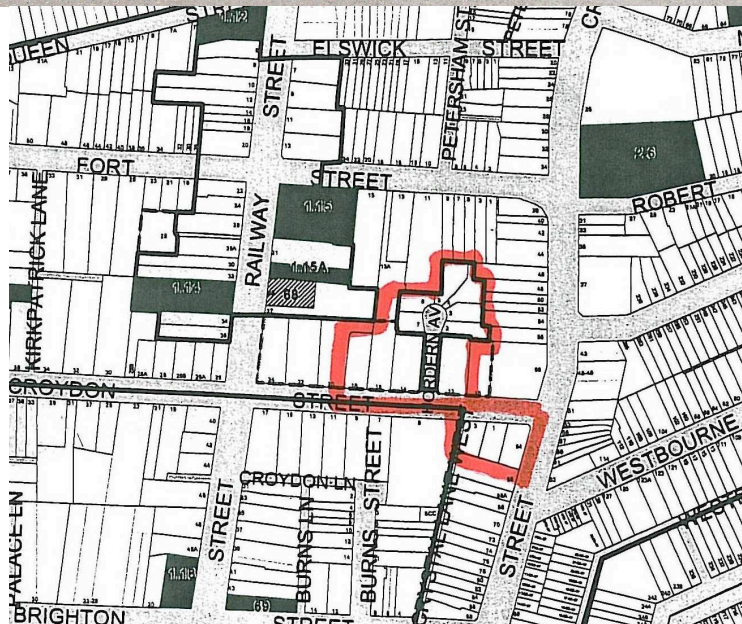


Figure 27.1 HCA 27 – Hordern Avenue Heritage Conservation Area

27.1 LOCATION

The Hordern Avenue Heritage Conservation Area is located in North Petersham near the intersection of Crystal Street and Croydon Avenue.



Figure 27.2. The area in 1943 and 2009 (source: NSW Department of Lands SIX viewer)

27.2 DESCRIPTION

The Hordern Avenue Heritage Conservation Area is characterised by its cohesive built forms set within a tightly described streetscape. The group of single-storey semi-detached cottages with two garages and adjacent two-storey Inter-War flat buildings were built in 1937 by a single builder, Alfred Leslie Pitman, who demolished an earlier Victorian Villa on the site, making the precinct an early example of infill redevelopment. The built environment of the Hordern Avenue Area possesses a character that is quite different to that of the surrounding late Victorian/Federation development.

The Area includes Alfred Pitman's development and the Inter-War residential flat buildings located to the south-east of Hordern Avenue. The focus of the area is the streetscape of Hordern Avenue which is formed by a highly cohesive group of modest Inter-War semi-detached bungalows in a stripped Art Deco/Georgian revival style. The configuration of the subdivision is representative of infill development of the period with the bungalows arranged around a narrow central roadway, resulting in a 'court'-like character to the streetscape. The limited width of the original Villa lot has resulted in the subdivision pattern being tightly described and the dwellings area positioned close to the roadway.

A matched pair of well detailed and intact semi-detached bungalows are oriented to Croydon Street and the high quality of the design and detailing of their secondary facades (which provides access to the second dwelling in the semi) establishes an impressive streetwall quality for the group. This formality is relaxed somewhat at the termination of the street view by two simple garages and the asymmetrical location of a bungalow pair at the north-eastern end of the group. Lot sizes are small and site coverage is high, with houses set close to all boundaries and possessing minimal private open space.

Each building within the group demonstrates simple but high quality detailing such as the use of decorative bricklaying techniques in association with the consistent use of elements such as the low-sprung arched headers and distinctive joinery to each entry door/porch. Some windows have been replaced by aluminium frames and the front porches enclosed to some buildings but the integrity of the openings remains substantially unaltered. Window and door headers are a simple soldier course laid in face brick rather than the heavy concrete lintel of the contemporary Californian bungalow style. All visible elevations and the tall, slim chimneys which form an important part of the aesthetics of the streetscape are of face-brick.

Although the group was built at a time of economic stringency when only the wealthy owned motor cars, the aspirational power of suburban values was recognised by the builder of this otherwise modest group and access was provided for a driveway/garage to each building. This is particularly notable given also the lack of private open space elsewhere on each lot.

The close and intimate quality of Hordern Avenue's streetscape presents a strong contrast to the nearby Inter-War residential flat buildings which are also within the Area. The pair of flat buildings adjacent to Hordern Avenue were built by the same builder and are also designed and detailed as a pair, continuing the theme of uniformity which is so important to this group. They incorporate polychrome brickwork expressed in the stripped Art-Deco style, with a central feature-window glazed in a radiating pattern to the central stair and simple double-hung pairs of windows to the flats, although the glazing bars to the side elevation of the blocks built by Alfred Pitman suggests that the original glazing to the sash windows was a more highly detailed brick/pyramidal pattern, with its horizontal proportions repeated in the semi-detached cottages. The front windows to the western block have been replaced.

The builder of the group of three Inter-War flat buildings on the southern side of Croydon Street near Crystal Street is not known, but although their detailed design is not identical they also demonstrate a high level of attention to detail in their design and consistency of typology, materials, scale and form.

The integrity of the buildings within the Area is high with the visible elevations of each being substantially intact in scale, form and materials. No evidence was found of major extensions or alterations, although some minor brick repairs have been made to the fences, especially in Hordern

Avenue. Each property has retained its original face-brick construction with none being rendered or painted, nor was there evidence of substantial re-roofing or re-tiling. This degree of survival is very rare in the Marrickville area and contributes highly to the aesthetic qualities and values of the area since the lack of separation between the individual properties makes their aesthetic values particularly vulnerable to minor changes in details.

The high streetscape values of the buildings contribute strongly to the quality of the public domain. Street plantings are for the most part negligible, consisting of the low-growing native species representative of those used throughout the council area. The area is fully paved with concrete kerning and guttering which provides further evidence of its infill nature although Petersham Council's tradition of street names inlaid in the footpath has been continued and high-quality examples are to be found at the entrance to Hordern Avenue.

Views into and out of the area are limited to those directed by the approximate east-west orientation of Croydon Street. The ability to appreciate the buildings is limited by the street planting until in close proximity to the area. A recent and visually prominent addition to the area which now terminates the view from Hordern Street is the residential flat building development at 5 Croydon Street.

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



Figure 27.3 to 27.6. The entrance to the area is symmetrical and comprised of pairs of semi-detached dwellings which extend along Hordern Avenue. The Croydon Avenue elevation to the area is dominated by substantial Inter-War residential flat buildings.



Figure 27.7 and 27.8 demonstrate the austere built forms with the main decorative interest provided by textural brickwork.



Figure 27.9 to 27.12 The houses at the end of the cul-de-sac illustrate the pragmatic, space-saving subdivision layout and priority placed on accommodation for the car at a time when motor vehicle ownership was rare, particularly for modest income earners likely to be attracted to this development and in such a limited subdivision space. This Area provides evidence of development intended to meet the expectations of the 'Great Australian Dream'.



Figure 27.13 to 27.14. Detailed brickwork around doorway openings.



Figure 27.15. The front fences within the area are consistently low walls constructed of face brick to match the facade of the house with dentilation to provide textural interest.



Figure 27.16. Detail of brickwork patterning to provide interest to the facade within the context of a period of austerity.



Figure 27.17. The interwar art deco residential flat buildings form an integral part of the area and frame the entry to Horder Avenue.



Figure 27.18. Detail of name set into footpath.

27.3 SUMMARY OF HERITAGE VALUES

The Hordern Avenue Heritage Conservation Area is significant because it demonstrates historic and aesthetic values which are important and rare in the Marrickville local government area. The group of buildings in the area form a highly intact and cohesive streetscape through the use of consistent forms, materials and detailing.

The subdivision qualities of Hordern Avenue demonstrate the principles of infill development as they were understood and implemented in the Inter-War area, with the current layer of development being at least the third known to have occurred on the site.

The design and detailing of the group of Inter-War semi-detached bungalows and adjacent residential flat buildings in the Area is high in quality and includes the use of decorative brickwork and unusual details such as flattened-arched lintels to door openings, which together with the attached and linear built forms and minimal site setbacks establishes an intimate aesthetic quality to the buildings in the group.

The streetscape also demonstrates a high level of intactness and integrity of forms and finishes, with no evidence of major layering or significant layering to the fabric.

KEY PERIOD OF SIGNIFICANCE: 1937 - 1945

The Hordern 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	H.Cl. 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 one of the largest early farms in the vicinity of Colonial Sydney	No physical evidence within the area. Associative value only.
The area is associated with a significant activity or historical phase	A	The Area provides evidence of the encouragement of the highly significant relationship between the suburban cultural landscape and the private motor vehicle	The development was intended for purchasers and occupants on modest incomes. At the time of construction the rate of car ownership was very low and yet the development recognised the power of the growing Great Australian Suburban Dream' and made provision for access to space within each lot for the parking of a motor vehicle, including the construction of garages which still stand today.
The area maintains and shows the continuity of a historical process or activity	A	The patterns of development provide evidence of the historical process of small-scale speculative development	The Area is a good example of small-scale speculative development by a single builder. This can be seen through the characteristics of the built form which through the architectural style, scale, materials, detailing and subdivision pattern are both uniform within the Area and distinctly different from those of the

Heritage Council Guideline for Inclusion satisfied	H.Cl. Crit.	Heritage value	How the value can be seen in the area today
		<p>Each group was created through the subdivision of 19th Century Villa Estates and/or former working farms.</p> <p>Provides evidence of speculative re-subdivision and development of land in Sydney during the 19th and early 20th Centuries.</p>	<p>surrounding area.</p> <p>The work and techniques of a single builder can be seen in the consistency of the form and detailing of the Hordern Avenue subdivision and the adjacent residential flat buildings.</p> <p>The narrow shape of the development and the configuration of the subdivision as a narrow central road flanked by small lots demonstrates the profit-motivated principles of speculative subdivision and urban redevelopment.</p> <p>The external perimeter of the development north of Croydon Road provides evidence of the extent of the Victorian Villa layer of development which preceded the Hordern Avenue subdivision and development.</p> <p>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.</p>
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	<p>The built forms of the area are representative of a specific sub-group within the Council 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 and more austere built form.</p> <p>Evidence of this includes the small lot sizes, minimal setbacks from all boundaries with narrow carriageway and footpath widths to maximise the area available for development.</p> <p>The pressure on land supply and the straitened economic climate of the Great Depression and early War years is demonstrated through the modestly scaled medium density built forms in the Area.</p> <p>The functional subdivision pattern with central street layout and modest built forms provides evidence of early attempts to reconcile the need for modestly scaled and detailed housing for a society otherwise recognised for its embrace of the suburban dream as shown by the allocation of space (and garaging) for the still rare motor car.</p> <p>Development representing the Key Period of the Inter-War Group's development:</p>

Heritage Council Guideline for Inclusion satisfied	H.Cl. Crit.	Heritage value	How the value can be seen in the area today
			<p>through its original built forms which are representative of the cultural needs and aspirations of the community that built and occupied them; including:</p> <ul style="list-style-type: none"> detached Inter-War period semi-detached bungalows and residential flat buildings in a style demonstrating elements of both the stripped Art Deco and Inter-War Georgian Revival architectural typologies with hipped roofs and intrinsic detailing stylistic details of simple housing at a time of significant austerity low brick fences consistent with the built form <p>Cultural layering</p> <ul style="list-style-type: none"> Non-specific style – 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.	<p>Elements of the public domain functional in scope and quality.</p> <p>Introduction of concrete kerbing and guttering.</p> <p>Minimal public domain improvements or elements other than street name set into footpath.</p> <p>Street tree planting of the late 20th Century Environmental movement (native species)</p>
The area contains groups and streetscapes which collectively illustrate representative types of Marrickville's cultural landscape.	G	It contains buildings and elements of individual and group aesthetic value that create a streetscape with strong rhythmic and textural values.	<p>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:</p> <ul style="list-style-type: none"> Strongly expressed design elements Symmetrical design of buildings at entry to Hordern Avenue Consistency of design throughout the area high-quality face brickwork including decorative monochrome and polychrome detailing Prominent use of decorative brickwork to façade including

Heritage Council Guideline for Inclusion satisfied	H.Cl. Crit.	Heritage value	How the value can be seen in the area today
			<p>mottled coloured and wire-scraped brickwork laid to create textural interest.</p> <ul style="list-style-type: none"> • Use of arched headers to recessed porch entries to houses in Hordern Avenue.. • Use of soldier-header brick courses above windows rather than the more usual concrete lintel – demonstrates attention to detail and quality of craftsmanship. • low solid fencing constructed of brick to match the building with decorative brickwork detailing that adds texture to the streetscape • Consistent building style, scale and forms • Simple but highly consistent roofscape composed of hipped roof forms characteristic of the interwar period with tall, narrow brick chimneys • Minimal setbacks from all boundaries other than provision for side driveway to garage at rear; no significant garden space. • Wide frontage of buildings to street; configuration of facades • use of materials
Demonstrates an unusual variation to its class			<p>The design, detailing and configuration of the houses surrounding Hordern Avenue are rare in the Marrickville area.</p> <p>Integration of provision of off-street parking in the Inter-War period to a modest development is rare in the Marrickville area.</p>

27.4 DEFINING THE EXTENT OF THE HERITAGE CONSERVATION AREA

The boundary of the heritage conservation area is defined by the ability of properties to demonstrate the identified heritage values. The area includes only those properties within the identified subdivision and streetscape. The surrounding areas demonstrate architectural characteristics of an earlier period and do not possess the high level of integrity that the streetscapes within the groups do. The group of three Inter-War flat buildings situated to the south-east of the site (across Croydon Road) have been included in the area because although they are not known to have been designed and/or built by Alfred Pitman; they demonstrate similar aesthetic values and are important contributors to the local streetscape.

27.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

The table above outlined the ways in which the heritage significance of the Hordern 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 (which includes 20th Century residential flat buildings - see the DCP for details).

The Hordern 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
- Minimal front setback - Garden or soft surface
- Detached, low density character with strong street wall established by semi-detached dwellings aligned to maximise width of street presentation
- Street names set into footpath
- Provision for driveways to parking/garages at rear of lots

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

- Residential character demonstrated through the consistency of the Inter-War stripped Art Deco/Georgian Revival inspired semi-detached housing typology expressed as a single bungalow
- Substantially intact group demonstrating key elements (scale, form and detailing) of the interwar stripped Art Deco and Georgian Revival styles period bungalow style
- Range of stylistic variation and detailing using manipulation of fabric (not applied details) within a highly consistent overall built form
- Individual dwellings of high aesthetic value
 - High quality detailing to front elevation using manipulation of materials such as brickwork to create subtle yet distinctive aesthetic values and qualities
 - Un-painted and un-rendered face brickwork
- 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 stripped Art Deco and Georgian revival) and density (semi-detached and residential flat buildings)
- Roof forms appropriate to typology and period of construction
 - Roofscape plays prominent role in the streetscape – particularly the long, low roof forms at the entrance to; and within; Hordern Street.
 - Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm
 - Intact roof forms and volumes
 - Intact roofing materials - 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 (all semi-detached cottages are a single storey; all flat buildings are two storeys)
- Timber framed casement windows set in groups (mainly pairs of double hung sashes)
 - Original Art Deco style lead lighting to main windows facing street (flats)
 - Window openings appropriate for architectural type – not reconfigured
 - Timber framed windows
 - Paired double-hung timber sash windows
 - Rare horizontal/brick pattern glazing bars
 - 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 with Castellated capping
- General lack of car parking infrastructure forward of the building line

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)

27.6 ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA

The Hordern Avenue Heritage Conservation Area includes many high quality individual examples of buildings and streetscapes that are substantially intact but a proportion of houses have been altered in some minor 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 fabric and detailing (including windows)
- Uncoordinated development of half of a semi-detached cottage

- Application of conjectural detailing
- Visually intrusive security infrastructure such as bars and roller-shutters to main elevations painted a light colour.