

HCA 31 David Street Heritage Conservation Area (Marrickville)



Figure 31.1 HCA 31 – David Street Heritage Conservation Area

31.1 LOCATION

The David Street Heritage Conservation Area is located to the south-west of the intersection of Marrickville and Livingstone Roads, Marrickville.



Figure 31.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer) The young street tree plantings can be seen clearly.

31.2 DESCRIPTION

The David Street Heritage Conservation Area contains some of the largest Federation houses and avenue streetscape plantings in the Marrickville local government area. First released for subdivision in 1909, its generous lot sizes attracted professional and managerial owners who built substantial homes with a high level of attention to design and detailing and David Street soon became recognised as one of the finest streets in the Marrickville area.

The David Street area today demonstrates notable architectural and landscape qualities.

Houses on the western side are generally more elaborate than those to the east, with many including a generously scaled return verandah and quality finishes and details rare in the Marrickville area. Roofs are also more complex in their composition than most in the Marrickville area. Lots are larger than is the norm for Marrickville, which has allowed houses to be set further back from the street alignment and allowed space for generous front and back gardens. Many of these have been well planted and maintained, with a notable feature being the mature trees at the rear of the properties that protrude above the rooflines and provide a strong and highly contributory backdrop for the area's streetscape views.

The properties on the eastern side are also generally of a high quality and include some very good examples of Federation domestic design and detailing with intact slate roofs, return verandahs and timber detailing. Some properties have been layered in the post-War Migrant style, including the replacement of windows by aluminium and rendering/painting of face brickwork. The scale and overall form of these properties remains substantially intact and still contributes to the streetscape values of the precinct.

The properties on the northern side of Roberts Street demonstrate values consistent with those in David Street, including substantially intact fabric (including some with original slate roofs) and spatial relationships consistent with David Street.

The streetscape rhythms are well expressed and are enhanced by the gentle bend in David Street which encloses and focuses the streetscape view. A high proportion of houses are substantially intact and have retained much of their original detailing such as dark red face brickwork, slate roofs and decorative terracotta ridge capping/Marseilles pattern roof tiles; tall rough-cast chimneys, hoods, timber verandah detailing and timber joinery windows with original glazing patterns. All roof volumes appear to be intact, with all houses being a single storey in height with no evidence of upper storey extensions or dormer windows visible from the street. This establishes an integrity and cohesiveness that underlies the streetscapes in this area.

Also notable are the original front fences to properties, including the rare (in the context of the Marrickville area) decorative ironwork panels set on low brick walls (approximately 5-7 courses) with bullnosed coping and slender pillars (many with rendered and painted capitals) at the property boundaries and gateposts. The lynchgate at the entrance to the property on the eastern corner of David Street at 400 Marrickville Road adds to the distinctive streetscape quality of the David Street area.

The most distinctive element of the area is the avenue of mature Brush Box trees (*Lophostemon Confertus*) in David Street which continues into the eastern end of Roberts Street. Planted in the road pavement and reaching heights not found elsewhere in Marrickville, they impart a strong sense of unity and enhance the streetscape quality of the area. The trees have been pollarded when young but allowed to grow unimpeded in more recent years. Some have suffered from heavy pruning for overhead cabling. Verges are wide and footpaths concrete.

The main non-original element in the Area is the 1960s three storey walk-up flats in red texture brick near the southern end of the street. The impact of this building in oblique and street views is minimised by the screening effect of the street trees, although the building is clearly visible from its immediate setting. Several houses have been rendered/painted white and have undergone extensive

layering. Although screened by the street trees they are visually prominent elements in the local streetscape. Two other houses have been painted in a dark brick colour which is not as intrusive in the streetscape views, although it has damaged the original brick fabric. The scale, bulk and roof forms of these buildings are however substantially intact.

The following figures illustrate the main elements and characteristics of the David Street Heritage Conservation Area. All photographs are of houses in David Street unless otherwise noted.



Figure 31.3 The entry to the area from Marrickville Road is distinguished by its mature plantings of large Brush Box street trees.



Figure 31.4 The original lynch gate to the property at the corner of Marrickville Road and David Street is an important local feature.



Figure 31.5. The houses to David Street set well back from the street alignment and allow for the planting of a reasonable front garden.



Figure 31. 6



Figure 31. 7 . Note the original decorative iron lace panels to the front fence



Figure 31. 8. A more modest house, but highly contributory to the local streetscape.



Figure 31. 9



Figure 31.10. The Federation filigree style, with its finely worked timber screening is rare in Marrickville's heritage conservation areas.



Figure 31.11. Many of the houses in David Street have retained their original slate roofs, which contributes strongly to the aesthetic qualities of the Area..



Figure 31.12. Although developed after the Victorian style of architecture had been superseded by the Federation, the Area includes some Victorian style houses.



Figure 31.13. A late Federation/early bungalow form.



Figure 31.14 the houses within the conservation area in Robert Street contribute to the David Street group through their scale, form and detailing. The street trees also continue along Roberts Street towards Livingstone Road.



Figure 31.16 Robert Street. Note the simpler built forms and flat topped timber picket fences instead of the more elaborate brick and iron fences within David Street.



Figure 31.17 Robert Street.



Figure 31.18 Robert Street



Figure 31.19. Robert Street



Figure 31.20. The main non-original element within the David Street group is this 1960s red texture-brick residential flat building. Although considerably larger in scale and unsympathetic in form to the original buildings in the area its impacts on the streetscape are ameliorated by the unusually lush growth of the Brush Box trees.

31.3 SUMMARY OF HERITAGE VALUES

The David Street Heritage Conservation Area is locally rare within the Marrickville Local Government Area as a distinctive enclave of substantial Federation period detached houses, gardens and street plantings. It is a representative area of Federation period housing which was designed and detailed to be attractive to local industrialists, businessmen and other wealthy members of the community.

The David Street Heritage Conservation Area is of historical significance as an area developed within a short timeframe within the Federation period (1890-1915), and featuring many houses built for

entrepreneurs of the period such as "Gateshead" at 400 Marrickville Road built for James Wall, master builder; "Marsden" 14 David Street, built for William Thornley, railway and tramway equipment manufacturer; and "Chandos" 9 David Street, built for Reginald Marcus Clark (one of the Marcus Clark retailing family).

The David Street Heritage Conservation Area is of aesthetic significance for its substantial Federation period detached housing in David Street within generous gardens and mature brush box street planting planted early (shown as fully grown in 1943 aerial photos), giving the appearance of a Federation period "Garden suburb" (though built on more than one subdivision). The Robert Street Federation period semi-detached housing, with asymmetrical frontages designed to resemble single houses are also of aesthetic significance, for their adaptation of fashionable Federation period designs to provide more modest housing and the continuation of the Brush Box planting into this more modest streetscape.

KEY PERIOD OF SIGNIFICANCE: 1909-1920

The David 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 culturally and socially important philosophies	A	The demonstration of the growth of the Suburban Ideal	<ul style="list-style-type: none"> – The principles of the growing Australian suburban ideal in the Federation period are expressed through the patterns of subdivision, the generous lot sizes allowing for garden space to each suburban lot, the architectural form and finely grained detailing of the original Federation houses and the avenue planting of BrushBox trees which unify and impart a distinctive suburban quality to the streetscape.
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. The Area was one of the last parts of the area known as the Petersham farms to be developed. The Petersham Farms was subdivided from the main Petersham Estate by the mid 19 th	<ul style="list-style-type: none"> – The development occurring as a result of this process includes good individual and group examples of high quality Federation bungalow architecture. – Through the consistency of subdivision pattern and built forms characteristic of this area which demonstrate the process of re-subdivision of larger landholdings into generous lots for upper-middle class residential development. – The spatial planning and layout of lots demonstrates

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		<p>Century.</p> <p>This reactive release of land demonstrates the process of development in Sydney during the 19th and early 20th Centuries.</p> <p>The Area provides evidence of the maturing suburban form of development in the Council area.</p>	<p>the community's interpretation of the ideals of the suburban movement within the context of upper middle class areas.</p> <ul style="list-style-type: none"> – The asymmetrical placement of the houses on their lots allowed for access to the rear of the property by the motor car. This demonstrates the increasing importance and aspirational power of the motor car in the early years of the 20th Century.
The area demonstrates the principal characteristics of a class of the Marrickville areas' cultural places (residential)	G	<p>It demonstrates the principal characteristics of the development of the Marrickville Council area from a rural Estate to residential area.</p> <p>It demonstrates the principal characteristics of suburban development marketed to the upper middle and managerial classes in Marrickville.</p>	<ul style="list-style-type: none"> – The built forms of the area are representative of the Marrickville area in the early years of the 20th Century as it transformed from a dense urban landscape in the northern and eastern areas to a detached suburban one in the south-west. • 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 development (1909-1920): • Detached Federation bungalows of individual design • Late Victorian period cottages and single-storey villas • Asymmetrical Federation semi-detached houses • Wide lots allowing asymmetrical siting of houses to provide for a side driveway (later development) • Later infill • 1960s residential flat building which provides evidence of the State Government planning reforms of the time (Schedule 7 of the Local

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
			<p>Government Act)</p> <ul style="list-style-type: none"> • Cultural layering • Post-War migration – examples removal of original detailing and application of different details, painting of original brickwork, removal of original timber windows and replacement by aluminium, 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	<p>It demonstrates the principal characteristics of the development of Marrickville from a non-urban to a suburban cultural landscape and contains streetscapes and public domain elements representative of civic management and improvement programs.</p>	<ul style="list-style-type: none"> • Highly consistent and mature avenue planting of street trees within road reservation (Brush Box).
<p>Is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in the Marrickville area.</p>	C	<p>It contains many buildings and elements of individual and group aesthetic value</p> <p>The form and detailing of the original houses in the area demonstrate the tastes and aesthetic values of the community at Federation</p>	<ul style="list-style-type: none"> – The aesthetic values of the Area and its component streetscapes are derived from the high quality of Federation design and detailing in houses and their settings. – The Brush Box street trees throughout the Area form a streetscape of enclosed and intimate quality which is enhanced by the connections with individual properties created by the garden setting and plantings of properties within the area. – The area includes many good quality individual examples of the Federation bungalow, including return verandahs, original timber

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Is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the Marrickville area.	C		<p>joinery, window hoods and detailing to gables and verandas to a quality and consistency rare in the Marrickville Council area.</p> <ul style="list-style-type: none"> – The area includes excellent examples of brick fences with original iron infill panels which are rare in the Marrickville Area. – The importance of asymmetry as a principle in domestic Federation design was facilitated by the provision of side driveways to houses and asymmetrical semi-detached cottages in Robert Street. – The area includes streetscapes of a high quality. This quality is derived from the consistency of subdivision pattern, setbacks, built forms, roof volumes, materials, detailing, and garden spaces of the elements of the Area.
The area contains groups and streetscapes which collectively illustrate representative types of the Marrickville area's cultural landscape.	G	<p>The David Street group provides evidence of the maturing of the suburban streetscape in the Marrickville area.</p> <p>Many of the houses within the area demonstrate architectural and streetscape qualities and attention to detail of a standard that is rare in Marrickville.</p>	<p>The high quality of the design and detailing of most properties in the area.</p> <p>The Brush Box street trees are highly representative of suburban plantings in Marrickville in the first half of the 20th Century, but the specimens in this Area have grown to a height and density rare in the Marrickville area.</p>

31.4 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 Area focuses on David Street and includes the contributory properties near the entrances to the area because they provide the setting and gateway to the area and demonstrate similar streetscape values.

31.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

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

The David Street 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 (Brush Box) in road reservation
- Bend in road alignment – enclosing/revealing the streetscape
- Setbacks from the street alignment are consistent and sufficient to allow a small front garden to be planted (eastern side and Robert Street properties); and a generous (for the Marrickville area) garden to the western side of David Street.
- Mature trees in the rear gardens of homes visible above ridgelines of properties
- Asymmetrical placement of house on lot to allow side driveway
- 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 high quality and well detailed Federation bungalow typology
- Significant local variation on the 'standard' Federation bungalow form (with complex roof forms, return verandahs and more sophisticated detailing)
- 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
 - Complex Federation roof forms (most properties, although there are some contributory roofs that are more simple in form)
 - Slate roofs
 - Terracotta ridge capping tiles
 - Original dark red (not orange) unglazed or low glazed terracotta tiles
 - Primary plane of roofs slopes away from the street elevation
 - Verandah roofs continuous to the main roof plane

- 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
 - Unpainted dark face brick to main façade and return verandah elevation; commons to other elevations
 - Window openings appropriate for architectural type
 - Timber framed windows
 - Complex timber joinery windows to main bay of front elevation, windows to verandah and to the bay adjacent to return on the side elevation (where present)
 - Lack of elaborate leadlighting
 - Use of appropriate colour schemes for detailing
- Fences appropriate to typology and period of construction
 - Original wrought iron panels set into 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)

- Large rear garden areas with mature plantings
- Footprints of additions to the rear respect the traditional pattern of development (including service wing/pavilion/recessive scale)

31.6 ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA

The David Street Heritage Conservation Area has undergone 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:

- 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
- Replacement of timber detailing and verandah posts by pre-cast concrete columns
- Application of conjectural detailing to new work
- Cement tiles to roof in non-Marseilles pattern.
- Roller shutters to windows
- Historically inappropriate fence design and details not relevant to building typology and/or incongruous/visually intrusive in streetscape views

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- Visually intrusive security measures (eg security bars and mesh grilles painted a light colour)
 - Replacement fences of type or form inappropriate to building typology and/or intrusive on aesthetic qualities of the streetscape
 - Non-original form front fences and walls
 - Infilled verandahs