

HCA 34 Stanley Street Heritage Conservation Area (Tempe)

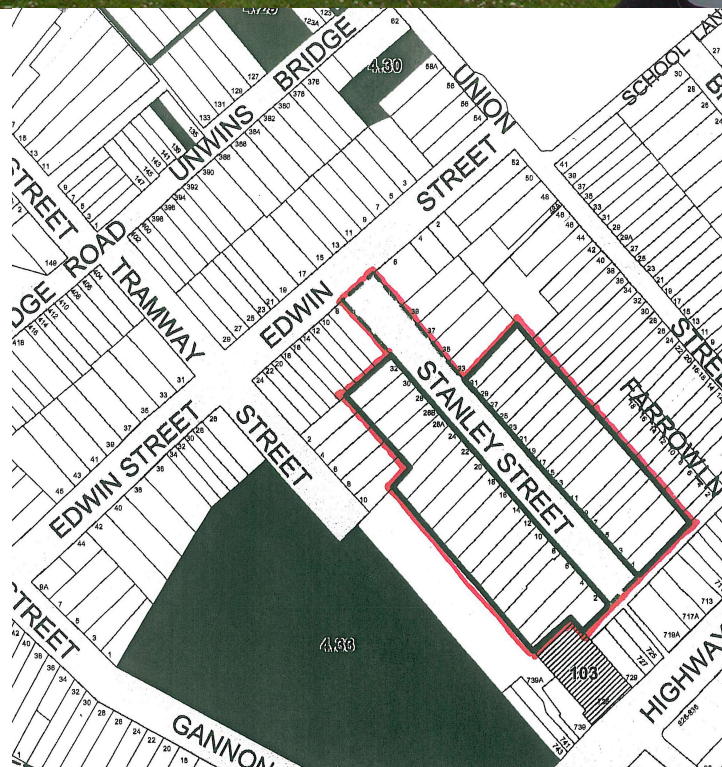


Figure 34.1 HCA 34 – Stanley Street Heritage Conservation Area

34.1 LOCATION

The Stanley Street Heritage Conservation Area is located in Tempe between the Princes Highway and Edwin Street and immediately north of the Tempe Bus Depot in Gannon Street, Tempe.



Figure 34.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)

34.2 DESCRIPTION

The Stanley Street Heritage Conservation Area is a small area that is characterised by its cohesive grouping of Inter-War bungalows and semi-detached cottages. Although situated very close to the busy Princes Highway the area has a strong low-density suburban character.

The area was formed in the 1920s by the subdivision of the land surrounding the 1870's house Hurlingham (now demolished) and marketed as the "Tempe Estate". At least 14 of the houses were built by a single developer (William Lambert), and the four pairs of semi-detached cottages on the northern side of the street were built by another developer (George O'Brien).

Many of the detached cottages demonstrate characteristics of both the late Californian Bungalow (Sydney bungalow) and Art-Deco Austerity housing styles, and are distinguished by the uncommon Jerkin-head (also known as half gabled) roof forms. The strong roofscapes formed by this roof design are particularly prominent in the streetscape on the southern side of Stanley Street; where their rhythmical qualities are accentuated by the oblique alignment to the street and off-setting of each house relative to the front boundary, creating a serrated effect.

Many of the cottages are double-fronted with the 'front' door located on the side elevation and accessed from the driveway. Two are a rare single-fronted variant to the style (one of these, at 8 Stanley Street, was built as a matching infill after 1943). The relatively narrow frontage and modest footprint of most of the bungalows in the group has led to many verandahs being enclosed, although this has in most cases been done in a potentially reversible manner.

The group of semi-detached cottages are austere in style and detailing, although many have been individualised, including one half of a pair which has been painted in a light colour. The pair at 17-19 Stanley Street in particular are substantially intact.

The area also contains elements of architectural individuality with an Inter-War Georgian Revival bungalow, a modest example of the P&O style façade and a simple gable-roofed symmetrical cottage with good detailing. Each sits well within the streetscape due to its compatible period of construction, patina and use of materials such as dark red-brown face brickwork and tiles.

The group is notable for the almost universal survival of the dark red/Sydney black face brick finish and lack of rendering. Those properties that have been rendered and painted a light colour are aesthetically intrusive elements in the streetscape.

An unusual variation on the common Californian/Sydney bungalow is the use of sash windows rather than the more common triple-banked casement group. The more intact houses (for example, 16 Stanley Street) show an early use of Art-Deco pattern to the leadlight windows. This, combined with the full-brick pillars to the porches (rather than cement pots or roughcast columns) suggests that although modest, the houses were stylistically adventurous for their time.

The topography is essentially level and the streetscape values are established by the consistent façade and roofscape rhythms, particularly those formed by the half-gabled and semi-detached roof forms. The consistency is emphasised by the low brick walls to almost all properties constructed of face bricks to match the house and detailed in the typical bungalow style. Most of the front fences throughout the area had taller pillars and narrow decorative ribbon infill panels in a delicate weight which contrasts with the heavy base. Some of these panels have been removed and replaced by a heavier Victorian or post-War pattern. Driveway gates were typical of the modest bungalow in Tempe, with one pedestrian-width opening and a wider gate to allow access for a vehicle.

The scale and bulk of most houses is substantially intact, with no second storey additions evident. Some properties have been extended to the rear but this has not adversely affected their value as a group. The change of greatest concern for the long-term quality of the streetscape and the integrity of the group is the extensions over the driveway space found to some properties. Although this maximises liveable area this form of development inevitably leads in the future to demands for carports and garages in front of the building line which would be likely to have a significant adverse

impact on the quality of the streetscape in the future. No rear lane access is available to provide alternative access.

Verges are wide and well-grassed, with a footpath abutting the fenceline. Plantings are native species such as bottlebrush, although there is no sense of a cohesive scheme. The kerbs are notable, being bullnose bricks laid on a brick coursed base. They have been damaged near the entrances to the street and bollards have been installed to prevent further damage by vehicles cutting across the verge when entering the street.

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



Figure 34.3 view along Stanley Street from the eastern end showing the consistency and visual complexity of the half gabled roof form as a streetscape element.



Figure 34.4 View from the western end looking toward the Princes Highway. Note also the consistency of the brick front fences and open character of the garden plantings.



Figure 34.5. to 34.9 Although the half gabled roofs create an unusually distinctive streetscape the houses themselves modest in scale and form, with their front door located on the side elevation and the small porch accessed from the interior only. This has facilitated their enclosure to provide additional living space. The decorative brickwork inlaid to decorate the facades can also be seen in this photograph.



Figure 34.7. Note also the offset of each cottage on its lot to provide access to a side driveway and the simple wire gates divided unevenly to provide a pedestrian and vehicular opening.



Figure 34.8.



Figure 34.9



Figure 34.10. The group includes two very small and rare single fronted versions of the bungalow. These have been designed skilfully to blend into the oblique streetscape view.



Figure 34.11. The northern side of Stanley Street is characterised by later semi-detached bungalows and small cottages, mostly built in the art deco or austerity style. One of the main differences between the two styles can be seen in the roof form, with the art deco utilising a hipped roof configuration rather than gables.



Figure 34.12. Although most of these houses were built originally with an open front porch these have been enclosed to provide additional living space over the years. The houses on this side of the street are set well back, providing space for a generous front garden. Access is still on the side elevation but a more formal porch has been provided in most cases. Windows are sash-framed which is typical of the style.



Figure 34.13 This example is substantially intact although the window frames are painted different colours which emphasises their semi-detached form.



Figure 34.14 . The semi-detached cottages were located centrally on their blocks to allow a side driveway for each property.



Figure 34.15. This unusual house has applied an Art Deco/P&O style façade to a simple hip roofed cottage. It is not known whether it is an original form, but it is shown on the 1943 aerial photograph which was only 10 years after the house was built so it is likely to be original. Another clue to its original nature is that the finished setback is consistent with the adjoining properties. I



Figure 34.16. The adjoining house to the east is more traditional in its form and it is a good example of a modest late Inter-War cottage.



Figure 34.17. The consistent group of gable roofed bungalows on the southern side of Stanley Street is bracketed by two atypical examples, being a symmetrical interwar Georgian revival influenced house at the eastern end and an unusual single gabled house at the western.



34.3 SUMMARY OF HERITAGE VALUES

The Stanley Street Heritage Conservation Area is of heritage significance as a cohesive and aesthetically distinctive residential precinct demonstrating the primary aesthetic principles of modest bungalow and semi-detached cottage design in the Inter-War period.

The streetscape includes a substantially intact and highly consistent group of detached Inter-War period double fronted bungalows with side entry door and no central hallway, including some rare single-fronted variations of the style which continue the streetscape rhythms on the southern side and a group of semi-detached cottages with Art-Deco detailing, also with side entrances and enclosed front porches on the northern.

The streetscape is also notable for the consistency of the original low brick fences in materials matching the house; and the rare survival of the water-pipe and woven mesh wire gates which utilise unevenly opening gates to allow pedestrian access via the driveway rather than a separate pathway. This was an economical yet practical solution that also demonstrates the increasing importance being given to the motor car over the pedestrian in the context of the evolving 20th Century suburban landscape.

KEY PERIOD OF SIGNIFICANCE: 1920 -1940

The Stanley 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 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 part of the area known as the Sydenham farms which was sold for residential development in the late 19 th and early 20 th Centuries. The Area provides evidence of the mature suburban form of development in the Council area.	<ul style="list-style-type: none"> The houses of the area include groups of consistent scale, form, style and detailing, each built by different speculative builders. They provide clear evidence of the mature form of suburban development found in the Marrickville area.
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	<ul style="list-style-type: none"> 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

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
		<p>development</p> <p>The houses in the area were created through a two-stage release of land excised from the Hurlingham Estate</p> <p>Provides evidence of speculative re-subdivision and development of land in Sydney during the 19th and early 20th Centuries.</p>	<p>limited period of time.</p> <ul style="list-style-type: none"> The built forms are highly consistent throughout the area and demonstrate construction by two main builders – one who built detached bungalows and the other semi-detached cottages.
The area demonstrates the principal characteristics of a class of Marrickville's cultural places (residential)	G	<p>It demonstrates the principal characteristics of the development of Marrickville from a rural Estate to residential area.</p> <p>The housing in the area demonstrates the adaptation of a fashionable housing style to suit the budget of working and lower middle classes prior to the Great Depression.</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: <ul style="list-style-type: none"> Detached Inter-War period double fronted bungalows with side entry door and no central hallway: demonstrating the adaptation of the Californian bungalow for the lower-middle and working classes. Semi-detached cottages with Art-Deco detailing providing a more affordable housing option. Low brick fences consistent with the built form and constructed of water-pipe and woven mesh wire; with the economical yet practical solution of unevenly opening gates to allow pedestrian access via the driveway rather than a separate pathway <p>Cultural layering</p> <ul style="list-style-type: none"> Post-War migration – minor evidence contemporary gentrification – some evidence
The area demonstrates the principal characteristics of a class of Marrickville's cultural places (public domain)	G	It demonstrates the principal characteristics of the development of the Council area from a rural Estate to a suburban cultural landscape and	<ul style="list-style-type: none"> Bullnose brick kerbing Generous verges with grass planting Street tree planting of the late 20th Century Environmental movement (native species)

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
The area demonstrates attributes typical of the particular philosophy and design of Marrickville Council (and its predecessors)		contains streetscapes and public domain elements representative of civic management and improvement programs.	
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.	<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 regular building footprint and setbacks which create a strongly expressed and aesthetically cohesive streetscape group which is enhanced by the survival of much original fabric, including: – The half-gabled roof form demonstrated by many of the houses in the area is an uncommon variation to the unusual bungalow roof configuration. – The rare narrow, single fronted variant of the bungalow with half-gabled roof form – Highly consistent building style, scale and forms – Strongly expressed and highly patterned roofscape rhythms characteristic of an important stylistic variant to the Inter-War bungalow style. – The rhythmic nature of the facades in the streetscape views is enhanced by the oblique alignment of the street and orientation of buildings to the side boundaries, creating a staggered effect. – Setbacks and front garden spaces highly consistent within the streetscape group - medium setbacks from all boundaries; one side sufficient to allow vehicular access. – Most houses double-fronted with small porch accessible only from

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
			<p>within house</p> <ul style="list-style-type: none"> – Main door to house situated behind front rooms on driveway side – Consistent use of materials including face brickwork to houses and fences (commons to side elevations) – Low solid fencing constructed of brick to match the house with decorative brickwork detailing that adds texture to the streetscape. Rear fences are traditional timber paling.

34.4 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 different periods or land uses and/or do not possess the high level of integrity that the identified group does. The group of 1960s infill development at the north-western end of the precinct has been excluded because it contributes little to the identified heritage values and introduces elements such as visually prominent and integrated garaging that is highly intrusive.

The area to the east and south is commercial in nature, and to the north is infill development. Although Edwin Street contains some houses that demonstrate similar values to Stanley Street the integrity of the streetscape as a group does not satisfy the criteria for local heritage significance.

34.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

The table above outlined the ways in which the heritage significance of the Stanley Street Heritage Conservation Area is 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 Stanley 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:

- Regular subdivision configuration
- Oblique alignment of Stanley Street and orientation of properties to side boundaries, creating a staggered streetscape
- Wide verges with bullnosed coping and narrow concrete footpaths

- Front setback – gardens well planted
- Detached, low density character (semi-detached dwellings read as a single dwelling on first inspection)
- Consistent roofscapes from viewpoints – including over the rear elevations (including intact chimneys)
- Driveways constructed of two wheel tracks with central grass strip

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 modest Californian Bungalow style, including a highly cohesive group with half-gabled roof forms
- Range of fine-grained stylistic variation within a highly consistent overall built form
- Individual dwellings of highly intact original 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
- Roof forms appropriate to typology and period of construction
 - Good quality roofscape views and in particular oblique streetscape views
 - Roof forms of groups or runs of buildings demonstrating consistent pitch and rhythm
 - Intact roof forms and volumes – including half-gabled single and triple variants
 - Where original roof cladding has been replaced, use of low-glazed dark red or brown terracotta tile (NOT glazed dark grey/black)
 - 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, roofscapes 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.
- Original detailing to elevations consistent with the simple and rustic qualities of the Californian bungalow in Sydney
 - Un-painted and un-rendered face brickwork
 - Main 'front' door inset on side (driveway) elevation
 - Porch access via door from front room to side
 - Brick columns supporting porch
- Timber framed sash windows set in pairs
 - Timber framed sash windows – unusual for Californian Bungalows

- Original Art Deco style lead lighting to windows facing street (semi-detached cottages)
 - 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 with dentilation/castellation to match the house and very low and visually lightweight ribbon-pattern infill panels set within pillars approximately six courses high and two bricks wide.
 - Asymmetrical metal wire gate to driveway to create a 'pedestrian' entry
- 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)

34.6 ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA

The Stanley Street 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:

- Rendering of face brickwork and painting in a light colour
- Removal of original detailing
- Infill of front porches
- 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