

HCA 35 Inter-War Heritage Conservation Area Group (Dulwich Hill and Marrickville)



Figure 35.1 HCA 35 – Inter-War Heritage Conservation Areas

35.1 LOCATION

The Inter-War Heritage Conservation Area Groups are located in Jocelyn Avenue, Dulwich Hill and Woodbury Street and Hollands Avenue, Marrickville.







Figure 35.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)

35.2 DESCRIPTION

These three small Heritage Conservation Areas are characterised by their cohesive built forms set within a tightly described streetscape which is 'inserted' into an area dominated by an earlier period, giving each an infill character reflecting the circumstances of its development. The three areas were developed by a single local builder, Herbert Henry Hollands.

These areas represent the last major phase of comprehensive residential development in the Marrickville area as the final rural and major Victorian Villa Estates were broken up for development. The pressure on land supply and the strained economic climate of the Great Depression and early War years is demonstrated through the very modestly scaled medium density built forms in each area.

Hollands Avenue, Marrickville, is situated on the site of an earlier dairy and was purchased by Herbert Hollands who constructed Hollands Avenue and built the cottages (detached and semi-detached) between 1936 and 1937. He then moved his activities to Woodbury Avenue, where he bought several lots immediately behind the Victorian villa on the site where the Willandra Aged Care Facility is today and built the small court extension to Woodbury Road with seven semi-detached cottages in 1938. By 1939 he had purchased the large Victorian Villa known as Bungunyah on Wardell Road. He demolished the house and had built seven pairs of semi-detached cottages around Jocelyn Avenue and two blocks of flats fronting Wardell Road by 1941.

Each group presents a character strongly in contrast to that of the surrounding late Victorian/Federation development. They contain 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 areas a tight and cohesive streetscape rhythm, dominated by the single storey, low pitched multi-gabled and hipped roofs of the Inter-War period.

The built forms of Herbert Hollands' developments are highly consistent across the precincts. Each consists of a narrow variety of single storey detached and semi-detached modestly scaled cottages built of dark red face brick with dark red-brown Marseilles pattern roof tiles. The dwellings are set on sites significantly smaller than found on other properties in the vicinity. The footprints of the buildings are not noticeably smaller but the garden space, both front and rear, is minimal. Off street parking is limited although some garages have been built within the areas.

Access to each dwelling is at the side of the property and the setbacks created by these entrances has allowed each to read as a separate entity. In more recent years this effect has been emphasised by the individualisation of half of many of the semi-detached pairs. The more massive form of the residential flat buildings near Jocelyn Avenue (also constructed by Hollands) adds contrast and heightens the sense of intimacy of scale within this group.

Although demonstrating the principles of design and construction at a time of shortage the houses still demonstrate considerable individuality upon fine-grained inspection, with different details in brickwork (both monochrome and duo-chrome) and decorative elements such as window hoods, glazing and entry treatments. The windows in all areas were originally timber sash or casements, arranged in most instances in pairs or banks of three; with opaque glazed front doors as was fashionable at the time of construction. The small porches have almost without exception been enclosed for additional private living space, although in one property in Hollands Avenue the supporting columns and brickwork have been removed to create an open porch area to one side of a semi-detached cottage.

Little evidence of major alteration (such as the addition of a second storey) was found although one two storey extension was seen to the rear of a property in Hollands Avenue. Although relatively prominent in its immediate setting, it is not part of the main house and does not alter the roof form. 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.

Many houses have undergone minor layering and others more significant change. The semi-detached design of most properties and the lack of separation between the buildings makes their aesthetic values particularly vulnerable to minor changes in details, although this study has looked beyond these potentially reversible change to the degree to which the area continues to demonstrate its original values. The original architectural forms, scale, massing, detailing and materials of both dwellings and ancillary development such as fences are expressed throughout each area and have led to streetscapes which are consistent and rare within the context of the wider Marrickville area.

None of the areas demonstrate a notable quality of public domain other than that generated by the narrow street widths and minimal setbacks. Kerbing and guttering is formed of cement and verges are narrow, with a centrally placed footpath typical of the configuration in the interwar period. Street plantings are for the most part negligible, consisting of the low-growing native species representative of those used throughout the council area.

The following figures illustrate the main elements and characteristics of Hollands' three developments. The consistencies of built forms, scale, materials, setbacks and detailing are clearly evident.



Figure 35.3 Hollands Avenue



Figure 35.4. Woodbury Street



Figure 35.5. Jocelyn Avenue



Figure 35.6. Hollands Avenue



Figure 35.7. Hollands Avenue



Figure 35.8. Hollands Avenue



Figure 35.9 Hollands Avenue



Figure 35.10 Hollands Avenue



Figure 35.11 Hollands Avenue



Figure 35.12 Hollands Avenue



Figure 35.13 Hollands Avenue



Figure 35.14 Hollands Avenue



Figure 35.15 Hollands Avenue – driveway. The modest scale of the development and its construction at a time of austerity did not stop Hollands providing for the future dream of a car by including a side driveway to most properties.



Figure 35.16 Hollands Avenue



35.17 Livingstone Road and Hollands Avenue



35.18 Hollands Avenue



35.19 Hollands Avenue. The rear gardens in the Area are very small, but sufficient room was found to construct this two storey extension. It is modest in scale and does not interfere with the original roof form; but is reasonably visible from the street.



35. 20 Hollands Avenue – the front wall to the porch has been removed to the semi on the left, resulting in an unbalanced appearance to the pair.



Figure 35.21 Hollands Avenue – the area includes the area of open space behind the former State Emergency Services building.



Figure 35.22 Former State Emergency Services building



Figure 35.23 Woodbury Street



Figure 35.24 Woodbury Street



Figure 35.25 Woodbury Street



Figure 35.26 Woodbury Street



Figure 35.24 Woodbury Street. The termination of the northern end at the rear of the nursing home is brutal.



Figure 35.25 Woodbury Street



Figure 35.26 Jocelyn Avenue

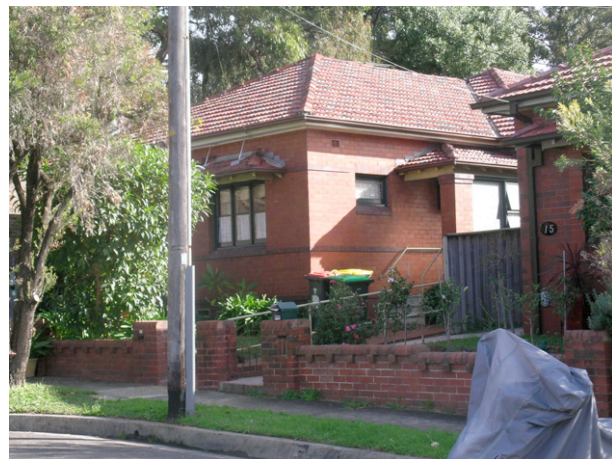


Figure 35.27 Jocelyn Avenue



Figure 35.27 Jocelyn Avenue



Figure 35.28 Jocelyn Avenue

35.3 SUMMARY OF HERITAGE VALUES

The Inter-War Group Heritage Conservation Area is significant at a local level 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 highly intact and cohesive streetscapes through the use of consistent forms, materials and detailing reflecting their construction by a single builder within a limited period of time (1936-1943).

Each of the precincts within this area demonstrate the principles of infill development as they were understood and implemented in the Inter-War period, with the current layer of development being created through the redevelopment of earlier holdings. The resultant built forms reflect this process of incrementally tighter urban grain and denser development within an overriding 'suburban' development context.

The design and detailing of the groups of Inter-War semi-detached bungalows and adjacent residential flat buildings in the Area is consistent throughout the areas. It is high in quality and includes the use of coloured and decorative brickwork laid to create integrated textural interest in a design that is normally very simply detailed.

The consistent single storey built scale with maximised lot coverage and minimal setbacks from all boundaries 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.

The Jocelyn Avenue precinct includes two Inter-War residential flat buildings in a pattern representative of that used by the Inter-War speculative builder.

KEY PERIOD OF SIGNIFICANCE: 1936 -1943

The Inter-War Heritage Conservation Area Group 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
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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	Each group within the Area was subdivided from the Petersham Farms one of the largest early Estates in the vicinity of Colonial Sydney	<ul style="list-style-type: none"> No physical evidence within the areas. The contemporary main road patterns in the area follow the tracks and early subdivisions of the farm.
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>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 early 20th Century.</p>	<ul style="list-style-type: none"> Each development is sited within and responds to the constraints imposed by the re-subdivision of a larger late 19th Century allotment. Internal subdivisions of each development are designed to maximise the developable area, with a central street, minimal setbacks and small allotments. The simple street layout and modest built forms of each development within the group 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. 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. The individual lots within each area are very shallow and almost fully occupied by building, allowing minimal areas for garden or other open space.
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 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

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
			<p>austere built form.</p> <ul style="list-style-type: none"> – Evidence of this includes the small lot sizes, minimal setbacks from all boundaries with narrow carriageway and verge widths to maximise the area available for development. – Development representing the Key Period of the Inter-War Group's development: 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 and semi-detached houses with hipped roofs and intrinsic detailing demonstrating stylistic details of working-class housing at a time of significant austerity • Simplified Art Deco 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)

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
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 survival of much original detailing, including: <ul style="list-style-type: none"> • Narrow grass verges with street tree planting and narrow, centrally located concrete footpath/full width footpath • Low solid fencing constructed of brick to match the house with decorative brickwork detailing that adds texture to the streetscape • Consistent building style, scale and forms • Prominent roofscape composed of hipped roof forms characteristic of the interwar period. • Minimal setbacks from all boundaries; no significant garden space or vehicular access. • Wide frontage of buildings to street; configuration of facades • Use of materials • High-quality face brickwork including decorative monochrome and duo-chrome detailing

35.4 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 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.

35.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

The table above outlined the ways in which the heritage significance of the Inter-War Heritage Conservation Areas 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 Inter-War Group Heritage Conservation Areas 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
- Minimal 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 Inter-War Art Deco bungalow typology
- 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 Art Deco cottages and semi-detached 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 – almost all are hipped (exceptions are the Californian Bungalows in Hollands Avenue)

- 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 (all single storey)
- 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)

35.6 ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA

The Inter-War Group Heritage Conservation Areas includes some high quality individual examples of buildings and streetscapes 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
- Uncoordinated development of half of a semi-detached cottage
- 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
- Visually intrusive security infrastructure such as bars and roller-shutters to main elevations and/or painted a light colour that stands out.