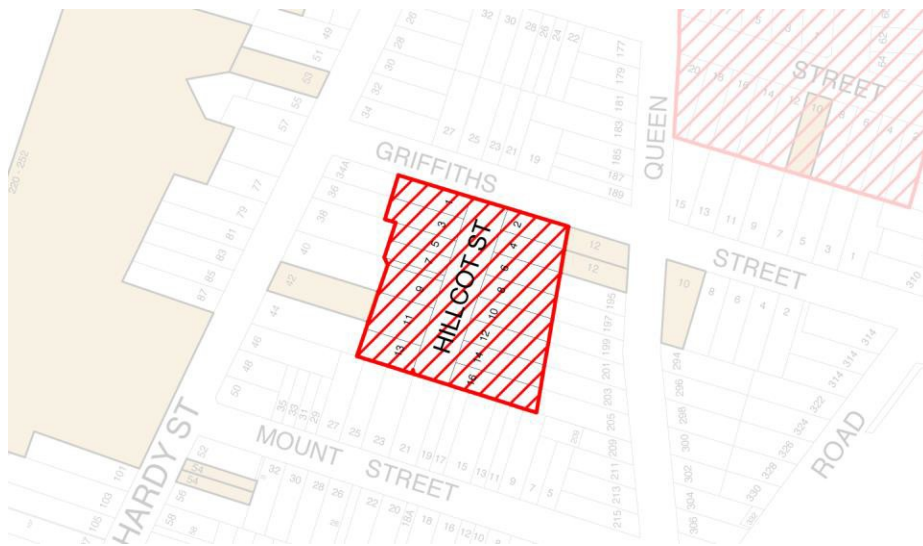


## C5 Hillcot Street, Hurlstone Park Heritage Conservation Area



### KEY PERIOD OF SIGNIFICANCE: 1912-1920s

**HCA TYPE: Single storey residential (i) uniform single period subdivision**  
**Statement of Significance**

The Hillcot Street Heritage Conservation Area is of local heritage significance.

The area is of historical significance as a consistent subdivision developed in a short period following its April 1912 sale. Its take up is likely to be related to its close proximity to a tram terminus.

The area is of aesthetic significance for its 1912 subdivision pattern, the wide dead-end street with pre-1943 Brush box street tree planting, consistent building setbacks allowing for small front gardens and consistent streetscape of almost entirely Federation Queen Anne style single storey detached housing of brick with slate or terracotta tiled hipped and gabled roofs. The HCA includes a single Inter-war California Bungalow style house at No. 3 Hillcot Street, built slightly later than the other houses in the street.

The HCA is representative of an area developed almost entirely in the Federation Queen Anne style.



## Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within the street carriageway
- Relatively wide carriageway in Hillcot Street
- Dead-end quiet nature of Hillcot Street

Elements that contribute to the consistency of the streetscape (visible from the public domain)

- All housing in Hillcot Street is detached face brick single storey Federation Queen Anne style with one single Inter-war California bungalow style house (No. 3) with small front gardens and consistent street setbacks
- Original details such as:
  - Front verandahs with original detailing
  - Original roof forms with original cladding of slate or unglazed terracotta and original chimneys
  - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
  - Face brickwork walls (Federation, Inter-war periods)
  - Original timber-framed windows and timber panelled doors consistent with the periods and styles of houses
- Original front fences - timber picket, low brick, brick & timber picket.

## NON-CONTRIBUTORY ELEMENTS

- Carports in front gardens (Nos. 5, 7 and 12 Hillcot Street)
- Changes to materials: concrete tile roof cladding and loss of chimneys
- Alterations to windows (example aluminium framed windows at Nos. 5 & 7)
- Front verandah enclosure (No. 12)
- Modern front fences of unsympathetic design and materials (examples, concrete breezeblock front fencing at No. 5)



## Historical Development

The area was Section 2 of the Canterbury Estate, owned by Robert Campbell the elder. In earlier times it had been part of a grant made in 1796 to the Rev Richard Johnson and acquired by Campbell in 1802-03, after whose death the subdivision and sale of the land began.

By about 1880 Matthew Roberts owned more than half of this particular parcel, the other owners being the Campbell Estate and Francis Beamish and a Mr Field.<sup>1</sup> Within a decade or so a small scatter of houses had appeared, on sites of different sizes and alignments. Their footprints are shown on the 1892 Water Board Detail Survey Plan. Among these were a pair of semi-detached cottages facing Hanks Street, two houses facing Queen Street and two facing Hardy Street. One of the latter (now No 40) was shown as 'in course of construction'.<sup>2</sup>

One of the Queen Street houses was 'Hether Cottage' (sic), owned by G T Roberts.<sup>3</sup> At that time Hillcot Street did not exist, while Griffith Street (then known as Wattle Street) ran only between Queen Street and Old Canterbury Road.

The other Queen Street house was on an angled site almost opposite Wattle Street. Its odd alignment suggests that it was the earliest house in this area and it might well have been 'Hillcot House', after which the estate was named. Whether Matthew Roberts owned this house or lived there is not known. The building had to be demolished to make way for the western extension of Wattle Street to Hardy Street. Later the whole street was re-named as Griffith Street.

Roberts must have bought the other owners out, for after his death the executors of his estate prepared the land for subdivision.

The land was advertised for sale as 'Ashfield South Hillcot Estate' on 20 April 1912 by Richardson & Wrench Ltd as "land close to the terminus of the Dulwich Hill tram extension".<sup>4</sup> The new bit of Wattle Street and the new Hillcot Street were laid out to serve some of the 34 numbered allotments. Six other blocks, larger than the others, were presumably already owned and either built upon or committed. The owners of these unnumbered lots, as marked on the South Ward map drawn at about the same time as the subdivision, were Cape & Co, G T Roberts ('Hether Cottage'), the estate of Francis Beamish and F J Robinson.<sup>5</sup> Only two of the surviving houses in the Hillcot Estate are known to have existed before the 1912 subdivision. Neither of these is in Hillcot Street.

The Hillcot Street allotments seem to have been favoured, because within a short period of time all but one (now No 3) contained a dwelling. All the houses exhibit characteristics of the Federation Queen Anne style, except for the slightly later one at No 3 Hillcot Street, which is an Inter-war California Bungalow style house.

<sup>1</sup> Higinbotham & Robinson map of Ashfield, 1883. A copy is in Ashfield Council Archives

<sup>2</sup> Aperture cards of the Water Board Detail Survey Plans are in the collection of the Ashfield & District Historical Society and in Ashfield Council Archives.

<sup>3</sup> These facts are interpolated from the Water Board Survey and the H E C Robinson map of Ashfield South Ward, held in Ashfield Council Archives

<sup>4</sup> Subdivision Plan A 8/22 in the ADHS collection, also Sydney Morning Herald Real Estate Column, 20 April 1912, page 8

<sup>5</sup> H E C Robinson map of Ashfield South Ward, undated but about 1912, op cit



# ASHFIELD SOUTH, CLOSE TO THE TERMINUS OF THE DULWICH HILL TRAM EXTENSION.

SUBDIVISION SALE  
of the  
HILLCOT ESTATE,  
FRONTING QUEEN-STREET, HANKS-STREET, AND HARDY-STREET.  
ONLY ONE MINUTE WEST OF CANTERBURY ROADS JUNCTION.  
THE NEW TRAM TERMINUS.  
TORRENS TITLE.

TERMS OF SALE:—One-tenth Deposit, balance by Quarterly Payments extending over 3 years, interest  
8 per cent. Building Covenant, £400.  
Lithographs obtainable from the Auctioneers.

AUCTION SALE ON THE GROUND, 3 O'CLOCK.

**SATURDAY, 20th APRIL.**

**RICHARDSON AND WRENCH., LTD., AUCTIONEERS.**

(8947)

Above: Advertisement for the Hillcot Estate subdivision sale of 20 April 1912 Source: The Sydney Morning Herald  
6 April 1912 p23 accessed online via Trove



Left: The Hillcot Estate Subdivision map  
1912

## BUILDING RANKING DEFINITIONS

Building ranking No.	Building Ranking Definition
*	Heritage items: Buildings individually listed as heritage items in the LEP
1	Contributory 1: Buildings that clearly reflect the Key period of Significance for the HCA and are key elements of the character of the HCA
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from the Key period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character
3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside the Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA
4	Detracting: Buildings from a construction period which falls outside the Key Period of Significance for the HCA that have scale or form that is not consistent with the key characteristics of the area



## Hillcot Street

Street	Side	No	Rating	Name	Style/Observations
Hillcot Street	E	2	1	Elwell	Queen Anne
Hillcot Street	E	4	1		Queen Anne
Hillcot Street	E	6	1	Westan	Queen Anne
Hillcot Street	E	8	1		Queen Anne
Hillcot Street	E	10	1		Queen Anne
Hillcot Street	E	12	1		Queen Anne
Hillcot Street	E	14	1		Queen Anne
Hillcot Street	E	16	1		Queen Anne
Hillcot Street	W	13	1		Queen Anne
Hillcot Street	W	11	1		Queen Anne
Hillcot Street	W	9	1	Osborne	Queen Anne
Hillcot Street	W	7	1		Queen Anne
Hillcot Street	W	5	1		Queen Anne
Hillcot Street	W	3	1		Queen Anne/California
Hillcot Street	W	1	1		Queen Anne



