

## C38 Wetherill Street, Croydon

### Heritage Conservation Area



#### KEY PERIOD OF SIGNIFICANCE: 1913-1920s

##### HCA TYPE 2: Single storey residential (i) uniform single period subdivision Statement of Significance

The Wetherill Street Heritage Conservation Area is of *local* heritage significance.

The Wetherill Street Heritage Conservation Area is of *historical* significance as an area developed in the period 1913 to the 1920s under a building covenant which ensured the building of higher quality detached and semi-detached brick houses within a subdivision of relatively large allotments.

The Wetherill Street Heritage Conservation Area has *historical associations* with the Intercolonial Investment Land and Building Company Ltd (responsible for the subdivision) and local builders Augustus James and Alfred Pearson (responsible for the design and construction of a number of houses in the street).

The area is of *aesthetic* significance for its wide brush-box lined street with grassed verges with uniformly single storey detached and semi-detached brick housing built in Federation Queen Anne or Inter-war California Bungalow styles, reflecting the development of the area in accordance with the original building covenant on the subdivision.

## Key Character Elements

Subdivision and public domain elements:

- Pre-1943 street tree planting of Brush box within carriageway in Wetherill Street
- Relatively wide carriageway in Wetherill Street with grassed verges
- On the eastern side, the lots back onto the stormwater channel which was once Iron Cove Creek.
- Long roughly rectangular lots of various sizes
- Cul-de-sac nature of the street due to the small reserve at the Liverpool Road (north) end of the street, and the Sutherland Reserve at the south-western end of the street ensuring Norton Street at the south end of Wetherill Street does not extend through to Holborrow Street (as it originally did). Though these are late 20th century changes to the street, these changes have preserved the quiet residential nature of the street.

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

- Detached and semi-detached face brick single storey housing - Federation Queen Anne style and Inter-war California bungalow style
- Original details such as:
  - Front verandahs with original detailing
  - Original roof forms with original cladding of slate or unglazed terracotta tiles and original chimneys (Federation period) or unglazed terracotta tiles (Inter-war period)
  - Gable ends facing the street with original timber shingled, roughcast stucco or imitation half-timbered finishes (Federation, Inter-war periods)
  - Face brickwork (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 for Federation and Inter-war period houses
- Narrow driveways with garages to the rear or carports to the side of houses

## NON-CONTRIBUTORY ELEMENTS

- Modern or heavily altered house at No. 15 Wetherill Street
- Changes to materials: modern roof cladding (eg concrete tiles) and loss of chimneys; aluminium framed windows (examples Nos. 4 & 6 Wetherill Street)
- Carports in front gardens (example No. 8 Wetherill Street)
- Modern front fences of unsympathetic design and materials.



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## Historical Development

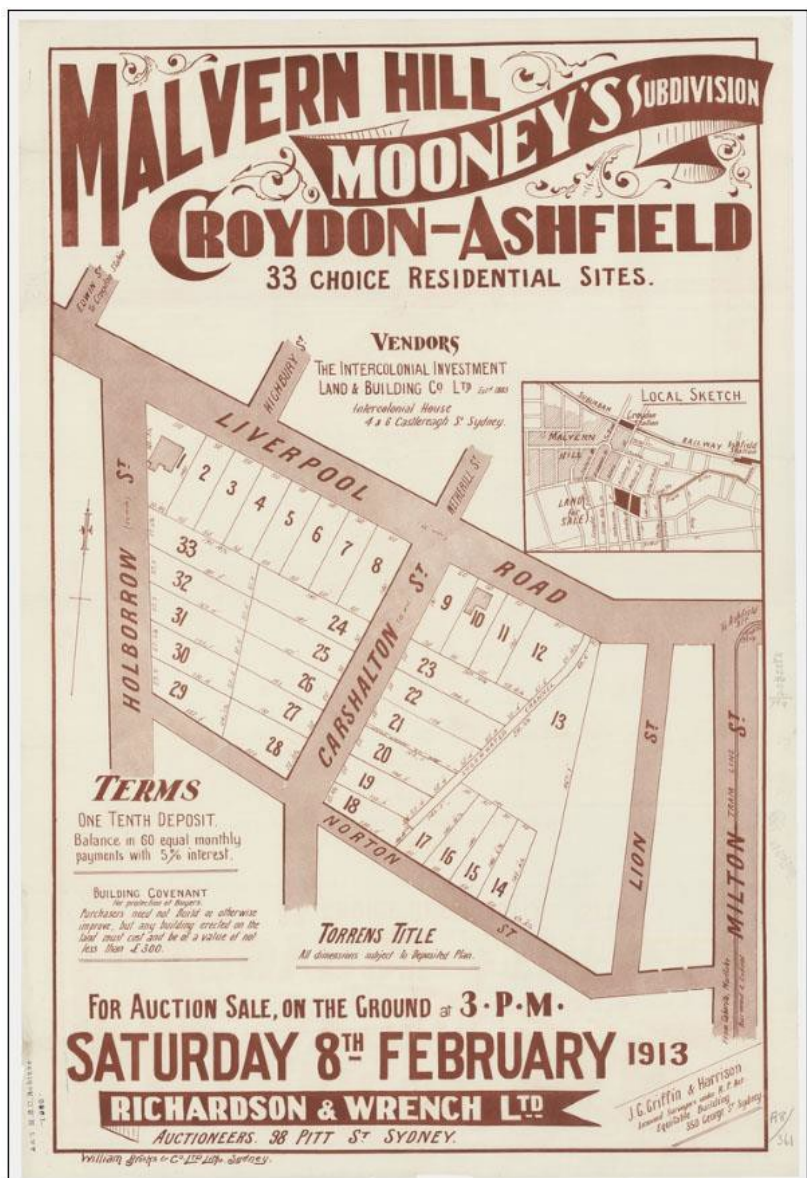
The land which comprises the Wetherill Street Heritage Conservation Area was formerly that part of the Canterbury Estate known as Alexander's subdivision, and was purchased by John Mooney circa 1870.

Following Mooney's death the land was bought by the Intercolonial Investment Land and Building Company Ltd, who created the present subdivision in 1913, marketed as "Malvern Hill Mooney's Subdivision Croydon-Ashfield" with "33 Choice Residential sites" on which they placed a covenant which stated that 'any building or dwelling house erected on [the land] within 20 years from February 8th, 1913 shall cost and be of value of not less than 300 pounds' (see illustration below). At the time of the subdivision the street was named Carshalton Street (as a northern extension of Carshalton Street to the south), however was renamed Wetherill Street at a later date.

Croydon builder Augustus James and his wife Rebecca purchased four lots in Wetherill Street in the years 1917-19 on which five houses (presently nos. 1-9) were progressively constructed. By 1921, nos. 11-13 were built on another lot by the builder Alfred Pearson.

It is clear from comparison of the 1913 subdivision pattern of Mooney's Estate and the current subdivision pattern that much later re-subdivision has occurred during the initial development of the HCA.





Above: Map of the 1913 Mooney's Subdivision Source: Ashfield subdivision plans, NSW State Library online



**Above:** Extract of 1883 Higginbotham & Robinson map of Ashfield showing Mooney's and Howe's land prior to subdivision

## 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



## Wetherill Street

Street	Side	No	Rating	Name	Style/Observations
Wetherill Street	E	15	3		
Wetherill Street	E	13	1		
Wetherill Street	E	11	1		
Wetherill Street	E	9	1		
Wetherill Street	E	7	1		
Wetherill Street	E	5	1		
Wetherill Street	E	3	1		
Wetherill Street	E	1	1		
Wetherill Street	W	2	1		
Wetherill Street	W	4	1		
Wetherill Street	W	6-9	1		
Wetherill Street	W	10-12	1		
Wetherill Street	W	14-16	1		
Wetherill Street	W	18	1		



