

HCA 21 Rathlin Estate Heritage Conservation Area (Petersham)

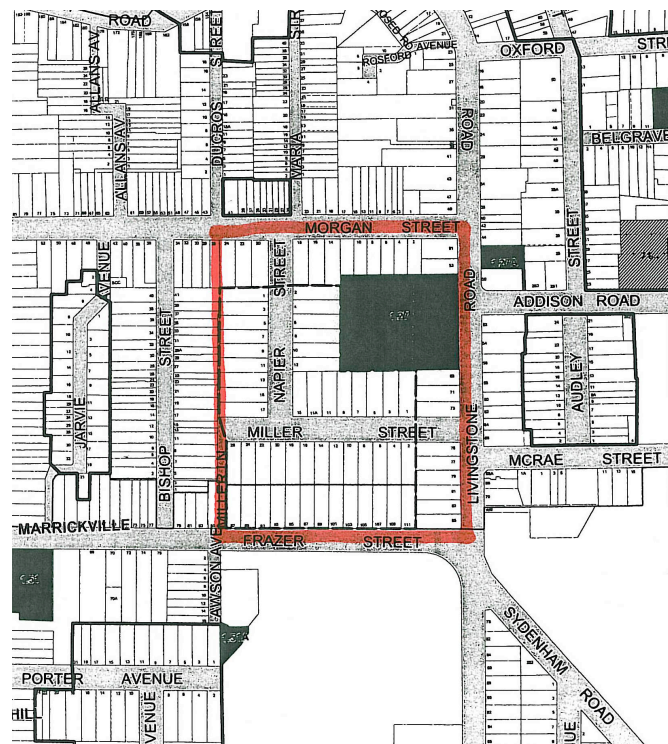


Figure 21.1. HCA 21 – Rathlin Estate Heritage Conservation Area

21.1 LOCATION

The Rathlin Estate Heritage Conservation Area is located to the west of Livingstone Road between Morgan and Frazer Streets, Petersham. It is a small area that includes Napier, Miller, Frazer (north side) and Livingstone (west side) Streets.



Figure 21.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)

21.2 DESCRIPTION

The prevailing character of the Rathlin Estate Heritage Conservation Area is suburban. Subdivided between c1909 and 1910 from the substantial Victorian Estate of Rathlin (the core of which survived as the Salvation Army Training College/Department of Housing development); the area contains some excellent examples of Federation bungalows as well as demonstrating a cohesiveness of subdivision pattern and streetscape rhythms that are indicative of the suburban development phase of the Marrickville Council area's evolution.

Examination of the 1943 aerial photography reveals that many of the houses within this area were built as identical groups, or 'runs' of detached cottages, each off-set on its block of land to accommodate a driveway beside the house. Many of these have survived substantially intact and contribute to a strong and rhythmical streetscape today. All except one is a single storey, and the exception is contemporary with the remainder of the area. The area also contains the castellated façade marking the original grand Villa Estate of Rathlin, from which the Area was subdivided before the main house was sold to the Salvation Army and substantially altered for use as a Training College. It was layered yet again in the 1980s for residential development by the Department of Housing, although it has retained its prominent role in the local landscape.

All houses in the group were originally constructed of face brick, some demonstrating the use of duochrome work. Much of the original brickwork of in this area has however been lost, either through replacement of existing bricks with new or through the rendering and/or painting of face brickwork.

The area is notable for its many substantially intact and well detailed bungalows, particularly those on Frazer Street overlooking Marrickville Oval, which form a particularly good group with original slate roofs, chimneys, brickwork and timber detailing. Although two houses in this group have been rendered and significantly layered in the migrant style, their overall form is substantially intact and does not affect the high quality roofscape of the group.

A higher proportion of houses within Miller and Napier Streets have been altered, particularly in the migrant style, but most have retained their original roof forms and building footprints, leading to a still cohesive streetscape. Some have been 'scalped', whereby the original roof has been removed and a new, lower pitched hip roof constructed over the original breakfront footprint below. These layers are effectively irreversible.

Most additions throughout the area have been made to the rear of properties and are not highly visible elements in the local streetscape.

Street plantings are typical of the miscellaneous native plantings from the early environmental movement that are found throughout Marrickville although the tall eucalypts planted in the eastern verge of Napier Street are a distinctive local streetscape feature. Although not within the area, the Frazer Street edge of Marrickville Oval is marked by a notable double row of mature Brush Box trees. Rear gardens are generally devoid of significant planting although good groups of trees provide a soft backdrop to properties at the eastern end of Miller and Frazer Streets and along the eastern side of Napier Street.

Although some properties have been subjected to alterations and additions, the alterations are mainly cosmetic and the additions are mainly at the rear. Many houses have retained their original slate roofs and chimney detailing which adds significantly to the aesthetic quality of the streetscape.

The evidence of the surviving fabric suggests that the original fences were mainly the Iron Palisade found throughout the Council area. Almost all have been replaced by low brick walls or fences to match the cultural layering of the house. Their low height has allowed them to remain reasonably

neutral elements in oblique views along the streetscapes of the area. Verges are wide, and include street planting in a grassed strip between the footpath and carriageway. Kerbs are sandstone block.



Figure 21.3. The original Rathlin Estate was a large Victorian villa set in substantial grounds that covered the area of the Conservation Area. It was purchased by the Salvation Army and used as its main training College for many years until adapted for further reuse as a residential flat development. The castellated façade added by the Salvation Army has been retained and provides a strong street address for the precinct. The remainder of the precinct is strongly suburban in its character, with detached Federation period houses set on relatively large lots, allowing side driveways and access to the rear for off-street parking. The consistency of built forms and setbacks have resulted in a cohesive aesthetic quality to the contemporary streetscape.



Figure 21.4. The suburban character of this area is demonstrated clearly in this view of Napier Street. The road reservation is wide and the single storey houses are set back from the street, allowing



Figure 21.5. The houses in Frazer Street overlook Marrickville Park. This group includes some of the most intact examples within

for a small front garden.



Figure 21.6. Many of the houses along Napier Street have been rendered and subjected to other alterations. Their overall form, and in particular their roof forms and volumes, remain substantially intact.

the Conservation Area.



Figure 21.7. These houses in Frazer Street have retained their original slate roofs and chimneys.



Figure 21.8 and 21.9. Streetscapes of Morgan Street and Frazer Street.



Figure 21.10 and 21.11. Livingstone Road



Figure 21.12 to 21.15. Morgan Street contains many good examples of the simple Federation cottage.



Figure 21.14 The consistency of houses in the area contributes to its high streetscape values. This group in Morgan Street have matching form, setbacks and roof volumes and although the house closest to the camera has been rendered, the group still reads as a cohesive one.

Figure 21.15 This house at the corner of Morgan and Napier streets is a good example of the simple Federation cottage.



Figure 21.16. Many of the houses in Napier Street have been rendered or painted, an action which draws attention to the house instead of respecting the value of the group as a whole.



Figure 21.17 Other houses in Napier Street have remained substantially intact and continue to express their original character through their attention to detail in the quality of brickwork, joinery and unusual window glazing pattern.



Figure 21.18 to 21.23. The original houses in Miller Street form a distinct subgroup within the precinct. The houses are wider and lower profiled, and include bay windows and duochrome brickwork in the style of imitation quoining.



Figure 21.24 A variation on the Federation form found elsewhere in the area with a second gable over the verandah.



Figure 21.25 to 21.32. Frazer Street. This very good group has retained their original form, roofs (including slate roofs and slender chimneys) and attention to fine details such as timberwork, duochrome brickwork and tiling to stairs. Two have a form matching that found in Miller Street with a half-hipped hood to the front window, suggesting that the same builder was responsible.



Figure 21.30 . Frazer Street (con't.) This example has been rendered and painted and its setting compromised by the insertion of a garage between the house and the street.



Figure 21.31 Frazer Street. This example follows the form common in this part of Marrickville, with the gable being an extension of the main roof, and the ridge forming an 'L' shape (see also HCA 29 – South Dulwich Hill.)



Figure 21.32 . Frazer St. The only two-storey house in the Area



Figure 21.33 Livingstone Road



Figure 21.34 Livingstone Road



Figure 21.35 Livingstone Road



Figure 21.36. Detail of iron palisade fence set in chamfered base and stepping down to follow the slope of the hill



Figure 21.37. The streetscape of Napier Street is dominated by this mature eucalypt which dominates the street tree planting.



Figure 21.38. The view to the north from Napier Street is terminated by Morgan Street.



Figure 21.39. The area borders Marrickville Park.



Figure 21.40 Entrance to the Rathlin Housing development



Figure 21.41. Example of irreversibly layered house in Miller Street which has retained its basic footprint but little other evidence of the original Federation form.



Figure 21.42. Replacement of timber joinery windows and veranda detailing with aluminium was a common form of layering in the 1970s and 1980s.



Figure 21.43. Recent gentrification trends are having a significant impact on the fabric of the Conservation Area.

21.3 SUMMARY OF HERITAGE VALUES

The Rathlin Estate Conservation Area is of historical significance as an area that was a notable Grand Estate of the Victorian period. The Area forms the final subdivision of the Rathlin Estate which was subdivided from the Petersham Estate: one of the largest early Estates in Marrickville. Rathlin was an important early Villa Estate which was acquired by the Salvation Army as their major training college and now demonstrates significant historic, aesthetic and social values.

The Rathlin Estate Conservation Area is significant because it demonstrates the early implementation of the suburban ideal through residential development consisting of detached Federation period houses on wide lots with side driveways.

The Area demonstrates aesthetic significance through its Federation period bungalows and quality streetscape setting that exhibits a consistency of subdivision pattern, setbacks, built forms, roofscapes, materials, detailing, and garden spaces.

It demonstrates the principal characteristics of the development of Marrickville from a rural Estate to a suburban cultural landscape and contains streetscapes and public domain elements representative of civic management and improvement programs including sandstone kerbing and street tree planting of the late 20th Century.

KEY PERIOD OF SIGNIFICANCE: 1909-1919

The Rathlin Estate 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

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The Area contains items that demonstrate culturally and socially important philosophies	A	Rathlin was a notable Grand Estate of the Victorian period and the core of the property continues to impart landmark qualities to the local area. Rathlin was the headquarters of the Salvation Army Training College for approximately 50 years from the 1920s.	<ul style="list-style-type: none"> - The imposing scale of Rathlin and its setting can still be appreciated through the former Salvation Army Training College/ Department of Housing complex on Livingstone Road. - The castellated façade was added to Rathlin by the Salvation Army during its occupation of the site – consistent with the form of a citadel, one of the core principles of the Army at the time.
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 Post-Federation period are expressed through the patterns of subdivision, the architectural form and finely grained detailing of the original Federation bungalows
The area demonstrates a continual pattern of human use and activity	A	The Area forms the final subdivision of the Rathlin Estate which was subdivided from the Petersham Estate: one of the largest early Estates in Marrickville.	<ul style="list-style-type: none"> - The layers of occupation are demonstrated clearly through the street and subdivision pattern, the form of development and the more recent layers of occupation by migrants 1950-c2000; and gentrification (c1980-present) - The subdivision pattern encircling the remnant core of Rathlin demonstrates the erosion of a grand estate
The area maintains and shows the continuity of a historical process or activity	A	<p>The pattern of development in the area provides evidence of the historical process of small-scale speculative development</p> <p>The Area provides evidence of the maturing suburban form of development in the Council area.</p>	<ul style="list-style-type: none"> - The speculative nature of suburban development is demonstrated by the groups of houses built to a pattern within the streetscapes; and through the way that each group differs from others through subtleties of its design and detailing. - The development occurring as a result of this process includes good individual and group examples of Federation bungalow architecture. - Through the consistency of subdivision pattern and built forms characteristic of this area and which demonstrate the process of re-subdivision of large Victorian estates for residential development. - Through the rectilinear subdivision

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
			<p>pattern and street layout, emphasised by consistent setbacks and built forms throughout the area.</p> <ul style="list-style-type: none"> - The asymmetrical placement of houses on their lots allowed for access to the rear of the property by the motor car demonstrates the increasing importance and aspirational power of the motor car in the early years of the 20th Century.
The area is associated with the works of a significant group of persons	B	The (former) Salvation Army College is associated with the Salvation Army movement and demonstrates the scale and role of the organisation in early- mid 20 th Century Sydney.	<ul style="list-style-type: none"> - The Salvation Army purchased Rathlin in the 1920s and added the castellated façade that dominates the property today.
The area demonstrates the principal characteristics of a class of the Marrickville areas's cultural places (residential)	G	It demonstrates the principal characteristics of the development of the Marrickville Council area from a rural Estate to residential area	<ul style="list-style-type: none"> - 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 (1909-1919): <ul style="list-style-type: none"> • Lack of laneways behind dwellings – demonstrates changing sanitary infrastructure • Detached Federation period houses. • Wide lots allowing asymmetrical siting of houses on properties to provide for a side driveway • Remaining original iron palisade fences <p>Later infill</p> <ul style="list-style-type: none"> • Adaptive re-use of Salvation Army Training College for low-income housing; including erection of medium-density accommodation at centre of property <p>Cultural layering</p> <ul style="list-style-type: none"> • Post-War migration –examples include removal of roof framing and construction of low pitched, hipped roof; timber windows and replacement by aluminium, installation of roller style window

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
			shutters, removal and replacement of front fences
The area demonstrates the principal characteristics of a class of Marrickville's cultural places (education and spiritual)	G	The Area includes fabric that demonstrates the importance of education and learning to the work of the Salvation Army	<ul style="list-style-type: none"> - Through the scale, form and detailing of the Training Centre
<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 Marrickville 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"> - Sandstone kerbing - Street tree planting of the late 20th Century Environmental movement (primarily native species: bottlebrush, melaleuca, with maturing eucalypts in Napier Street) – some of the taller species have been adversely impacted by lopping for clearance of overhead cable
Is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in the Marrickville area.	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 area includes many individual examples of the Federation bungalow, including original timber joinery, window hoods and detailing to gables and verandas which is rare in the Council area and contributes significantly to the aesthetic values of the streetscape. - The regular subdivision pattern facilitates the appreciation of the aesthetic qualities of the streetscape in this area obtained through oblique views. - The importance of asymmetry as a principle in domestic Federation design was facilitated by the provision of side driveways to houses. - The area includes streetscapes of a high quality (for example, Frazer Street). This quality is derived from
The area contains groups and streetscapes which collectively illustrate representative types of the Marrickville area's cultural landscape.	G		

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
			<p>the consistency of subdivision pattern, setbacks, built forms, roofscapes, materials, detailing, and garden spaces of the elements of the group.</p> <ul style="list-style-type: none"> - The public domain of the streetscape is simply designed and detailed. Marrickville Oval adjoins the area (south side of Frazer Street) and its double-row of mature Brush Box enhances the aesthetic qualities of the Frazer Street streetscape.

21.4 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 follow the edge of the final form of Rathlin before its subdivision for the development seen today and sale of the core of the estate to the Salvation Army.

21.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

The table above outlined the ways in which the heritage significance of the Rathlin Estate 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 Rathlin Estate 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
- Subdivision layout
- Grass verges with street tree planting
- Sandstone block kerbing
- Scale and proportion of lots – highly intact
- Setbacks from the street alignment are consistent and sufficient to allow a small front garden to be planted
- 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 Federation bungalow typology
- Imposing street presence of intact and substantially intact Federation period dwellings
- Individual dwellings of high aesthetic value
- Substantially intact groups demonstrating key elements (scale, form and detailing) of the Federation period bungalow style
- 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
 - Slate roofs
 - Primary plane of roofs are aligned parallel to the street
 - 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
 - Window openings appropriate for architectural type
 - Timber framed windows
 - Complex timber framed windows to main bay of front elevation
 - Paired double-hung timber sash windows to Inter-War
 - Use of appropriate colour schemes for detailing
- Fences appropriate to typology and period of construction
 - Original low face-brick (not rendered or painted) walls
- Garden plantings in front of dwellings
- Lack of car parking infrastructure accessed from the primary street frontage

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 service wing/pavilion/recessive scale)

21.6 ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA

The Rathlin Estate Heritage Conservation Area was developed during the Federation period and many properties have undergone some changes and alterations over the years since it was first settled. Some of these contribute to the cumulative heritage significance of the areas, but others do not because they are of an irreversible nature or result in changes to the visual quality or original fabric that destroys, overwrites or otherwise confuses the identified values of the area. These include:

- Overscaled and poorly proportioned additions
- Alterations to roof forms and volumes visible from the street, including poorly sited and proportioned dormer windows and lifted ridgelines.
- Garages and carports forward of the building line
- Dormer windows (contrary to typology)
- Application of conjectural detailing to new work
- Concrete tiles or inappropriate use of metal panels to roof.
- 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
- Roller shutters to windows
- Historically inappropriate fence design and details not relevant to building typology and/or incongruous/visually intrusive in streetscape views
- Visually intrusive security measures (eg security bars painted a light colour, roller shutters and enclosing grilles to verandahs)
- Replacement fences of type or form inappropriate to building typology and/or intrusive on aesthetic qualities of the streetscape
- High/solid front fences and walls
- Infilled verandahs