

HCA 29 South Dulwich Hill Heritage Conservation Area (Dulwich Hill/Marrickville)



Figure 29.1 HCA 29 – South Dulwich Hill Heritage Conservation Area

29.1 LOCATION

The South Dulwich Hill Heritage Conservation Area is located between Cannonbury Grove and Livingstone Road in Marrickville/Dulwich Hill.



Figure 29.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)

29.2 DESCRIPTION

The South Dulwich Hill Heritage Conservation Area is suburban in character. It was within the part of the extensive Petersham Estate that was known as the Petersham Farms and was used for orchards and market gardens before the first subdivision in 1901, with a second following in 1907. Most lots had been developed by 1920. The short period of development has led to a highly consistent built form that demonstrates Marrickville's mature 20th Century suburban cultural landscape, with detached, single storey Federation bungalows set on low-density lots with setbacks and space for front and rear gardens and side driveways to most properties.

The streetscape rhythms are well expressed and are enhanced by the gentle undulation in the local topography. A high proportion of houses are substantially intact and have retained much of their original detailing such as face brickwork, slate roofs and decorative terracotta ridge capping; tall rough-cast chimneys, timber windows, hoods, timber verandah detailing and face brick facades. This establishes an integrity that underlies the streetscapes in this area.

Many of the 'Federation' houses in the area demonstrate an important local variation to the style. Instead of the usual steep pitched roof rising high to a cross-ridge, the houses built in this part of Marrickville are characterised by a lower-pitched roof which rises to a long cross-ridge set at the height of the gable-ended return. This pattern is not a common one in Sydney and is likely that a local builder was responsible, but whatever the reason, the built forms of the houses in the heritage conservation area demonstrate a consistency and cohesive character not seen in many other parts of the Marrickville local government area.

Major structural alterations and additions such as second storeys are rare, creating a roofscape that has retained its integrity when viewed obliquely or from side streets. The alterations that have been made include mainly the replacement of roof cladding (retaining the original roof forms); removal of timber-framed windows and insertion of Aluminium-framed windows, the replacement or alteration of front fences and the construction of carports and garages forward of the building line. Applied decoration such as cement balustrading is also found. Although some of these have affected the aesthetic values of the immediate streetscape their contribution to the unity of the rhythms of the facades and roofscapes of the Heritage Conservation Area remains.

Many houses have undergone alterations and additions particularly in the migrant style. Most of these have been made to the rear of properties and are not highly visible elements in the local streetscape. Some of the non-structural alterations have resulted in the loss of significant fabric such as timber windows and face brickwork, and these have had an adverse impact on the ability of the property to 'read' as original even when the overall form is intact. Others have introduced colour schemes and applied decorative elements that are visually prominent and intrusive in the streetscape views, although their impact could be reversed. Evidence was also found of more recent layers, including the rendering and stripping of detail associated with the current fashion for gentrification. These changes are having an impact on original fabric equivalent to that of the earlier post-War layering.

The area also contains several notable examples of Inter-War residential flat building development, including the blue-black brick development with Dutch detailing in Keith Street and the P&O influenced block in Wardell Street.

Streetscapes in the area possess an open, suburban quality due to the low density and single storey residential development. They are notable for their unity of built form and strong roof patterns, extensive brick paving (part of the Depression employment relief scheme) and in the case of Margaret Street and Cannonbury Grove, outstanding street trees, with avenue plantings of mature Ficus in the pavement of Margaret Street and Brush Box in Cannonbury Grove.

Fence styles vary, with a high proportion of original iron palisade fences west of Wardell Street, and low brick walls in face brick to match the house to the east. The low height has allowed the fences in the area to remain reasonably neutral elements in oblique views along the streetscapes of the area.

Kerbs and gutters are mainly concrete. Verges are wide, and include street planting in a grassed strip between the footpath and carriageway.

The following figures illustrate the main elements and characteristics of the South Dulwich Hill Heritage Conservation Area.



Figure 29.3 The streetscape of Cannonbury Grove is of high aesthetic value due to its mature Brush Box Street tree planting within the road reservation and the quality of the houses within the group.



Figure 29.4. Although School Parade contains some good-quality built elements the streetscape value is not as high as that of Cannonbury Grove due to the nondescript street planting which obstructs oblique views of the streetscape.



Figure 29.5 and 29.6. The streetscapes of Kays Avenue West (left) and Wardell Road (right) in contrast are barren of significant street planting and demonstrate a strongly patterned built form when viewed as a streetscape group.



Figure 29.7



Figure 29.8



Figure 29.9



Figure 29.10



The figures on this and following pages illustrate the built forms found throughout the area. Although almost all dwellings within the area from the Federation period and appear to be identical, careful observation reveals that there are several distinct sub-types distributed through the area which are likely to be the work of individual builders. One type demonstrates an unusual variation of the usual high pitched Federation roof with a L-shaped ridgeline joining the gable and main roof form. Where chimneys have survived these form an important part of the local streetscape.



Figure 29.13 Cannonbury Grove



Figure 29.14 Cannonbury Grove



Figure 29.15 Cannonbury Grove



Figure 29.16 Cannonbury Grove



Figure 29.17 Tamar Street



Figure 29.18 Challis Avenue



Figure 29.19 Challis Avenue. The candle snuffer roof is original, although re-tiled. It is the only such roof in the area and is rare in Marrickville.



Figure 29.20 Albemarle Street



Figure 29.21 Challis Avenue



Figure 29.22 Tamar Street. Note also the brick paved footpath.



Figure 29.23 Challis Avenue



Figure 29.24 Albermarle Street



Figure 29.25 Chalis Avenue



Figure 29.26 Kays Avenue East



Figure 29.27 Kays Avenue West



Figure 29.28 Kays Avenue West



Figure 29.29 School Parade – the unusual L-shaped variation found in Marrickville.



Figure 29.30 Wilga Avenue



Figure 29.31 Wilga Avenue



Figure 29.32 Wilga Ave



Figure 29.33 Kays Avenue West



Figure 29.34 Kays Avenue West



Figure 29.35 Kays Avenue East



Figure 29.36 Tamar Street



Figure 29.37. Substantial interwar bungalow located at the corner of Margaret Street and Cannonbury Grove.



Figure 29.37 Cannonbury Grove



Figure 29.38. Imposing black brick interwar residential flat building with Anglo-Dutch influenced detailing at the corner of Cannonbury Grove and Keith Street



Figure 29.39. Interwar residential flat building and integrated the garaging on Wardell Road



Figure 29.40. Substantial Federation house addressing the corner of Tamar Street and School Parade



Figure 29.41. Tamar Street



Figure 29.42 - Kays Avenue East. A more modest cottage



Figure 29.43. School Parade - a more modest cottage



Figure 29.44. to 29. 47. Extensions to the rear of houses must be managed carefully to ensure that they do not intrude into the view of the roof volume or skyline.



Figure 29.48 and 29.49 demonstrate the impact of rendering, painting and applying roller shutters to windows. The house loses its personality and presents a blank face to the streetscape.

29.3 SUMMARY OF HERITAGE VALUES

The South Dulwich Hill Heritage Conservation Area is of historical significance as an area developed in the Federation period as a series of subdivisions in the vicinity of the Wardell Road (now Dulwich Hill) Railway Station which opened in 1889. The Area is of aesthetic significance for its many good quality individual examples and small groups of Federation bungalows that retain original timber joinery, window hoods and detailing to gables and verandas to a quality and consistency rare in the Marrickville Council area. The area includes excellent examples of the Marrickville Iron Palisade fence, particularly in Cannonbury Grove.

The area contains a good collection of a locally significant variation of the 'standard' Federation bungalow design with a low ridgeline set parallel to the street alignment. The Area also includes streetscapes of a high quality. This quality is derived from the consistency of subdivision pattern, setbacks, built forms, roof volumes, materials, detailing, and garden spaces. The built forms of the area are representative of the Marrickville local government area in the early years of the 20th Century as it transformed from a dense urban to detached suburban cultural landscape which includes detached late Federation bungalows and wide lots allowing asymmetrical siting of houses to provide for a side driveway (later development).

The extensive evidence of bricks used as pavers to the footpath demonstrates the works carried out by Employment Relief Schemes in the 1930s during the Great Depression. They also contribute strongly to the textural and aesthetic qualities of the Area.

KEY PERIOD OF SIGNIFICANCE: 1901-1920

The South Dulwich Hill 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 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 and Inter-War bungalows and residential flat buildings in the area.
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. The Area was one of the last parts of the area known as the Petersham farms which was subdivided from the main Petersham Estate by the mid 19th Century.</p> <p>This reactive release of land demonstrates the process of development in Sydney during the 19th and early 20th Centuries.</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; the subtleties of design and detailing within each group differing from the other groups in the area. – The development occurring as a result of this process includes good individual and group examples of simple Federation and Inter-War (Californian/Sydney) bungalow architecture. – Through the consistency of subdivision pattern and built forms characteristic of this area and which demonstrate the process of re-subdivision of larger landholdings for residential development. – Through the consistent subdivision pattern and functional street layout, emphasised by consistent setbacks and built forms throughout the area. – The spatial planning and layout of lots demonstrates the community's interpretation of the ideals of the suburban movement within the context of modest middle class areas. – The asymmetrical placement of the later 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

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
			the 20 th Century. Many of the earlier houses (based on the external evidence of the fabric) were placed centrally with no space for a side driveway.
The area demonstrates the principal characteristics of a class of the Marrickville areas' 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"> – The built forms of the area are representative of the Marrickville area in the early years of the 20th Century as it transformed from a dense urban to detached suburban cultural landscape. – Through the built forms representative of the cultural needs and aspirations of the community that built and occupied them; including: <ul style="list-style-type: none"> • Development representing the Key Period of the Area's development (1901-1920): • Detached late Federation and Inter-War (Californian) bungalows • Wide lots allowing asymmetrical siting of houses to provide for a side driveway (later development) • Later infill • Inter-War residential flat buildings – including representative and important variations on the style. • Cultural layering • 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 shutters, removal and replacement of front fences • Contemporary gentrification including the removal of earlier layers and original fabric and the insertion of new work such as re-skinned facades and replacement of detailing.

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
<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"> – Street tree planting of Brush Box (Cannonbury Grove – within road reservation) and Ficus (Margaret Street – within wide verge area). – Street tree planting throughout the remainder of the area – evidence of Environmental movement in local government public domain policies. – Brick paved footpaths constructed during the great Depression – variation within area: some streets fully paved; others paved adjacent to property boundary with grass verge to gutter.
Is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in the Marrickville area.	C	It contains many buildings and elements of individual and group aesthetic value	<ul style="list-style-type: none"> – The aesthetic values of the Area and its component streetscapes are derived from the strong patterns created by the consistently expressed built forms and survival of much original detailing.
The area contains groups and streetscapes which collectively illustrate representative types of the Marrickville area's cultural landscape.	G	The form and detailing of the original houses in the area demonstrate the tastes and aesthetic values of the community at Federation	<ul style="list-style-type: none"> – The area includes many good quality individual examples and small groups of the Federation bungalow, including original timber joinery, window hoods and detailing to gables and verandas to a quality and consistency rare in the Marrickville Council area. – The area includes excellent examples of the Marrickville Iron Palisade fence, particularly in Cannonbury Grove. – The area contains a good collection of a locally significant variation of the 'standard' Federation bungalow design with a low ridgeline set parallel to the street alignment. – The importance of asymmetry as a principle in domestic Federation design was facilitated by the provision of

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
			<p>side driveways to houses.</p> <ul style="list-style-type: none"> – The area includes streetscapes of a high aesthetic quality. This quality is derived from the consistency of subdivision pattern, setbacks, built forms, roof volumes, materials, detailing, and garden spaces of the elements of the Area.

29.4 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 recognise the impact that the changing role and character of the land uses and buildings have had on the layer of development from the significant era of development (1901-1920). The surrounding areas were excluded because they were of a different land use (eg institutional/educational), from a different period (eg the northern end of Cannonbury Grove) and/or had been altered to the extent that they had no potential to contribute meaningfully to the identified heritage significance of the Area.

29.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA

The table above outlined the ways in which the heritage significance of the South Dulwich Hill 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 South Dulwich Hill 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
- Street tree plantings (Brush Box and Ficus)
- Brick paving to footpaths laid in Great Depression
- Setbacks from the street alignment are consistent and sufficient to allow a small front garden to be planted
- Asymmetrical placement of house on lot to allow side driveway
- 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 simple form yet well detailed Federation bungalow typology
- Significant local variation on the 'standard' Federation bungalow form (with low ridge parallel to the road alignment)
- 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
 - Simple Federation roof forms (most properties, although there are some contributory roofs that are more complex in form)
 - Slate roofs
 - Delicate terracotta ridge capping to original slate roofs
 - Original dark red (not orange) unglazed or low glazed terracotta tiles
 - 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
 - Unpainted dark face brick to main façade; commons to sides
 - Window openings appropriate for architectural type
 - Timber framed windows
 - Complex timber joinery windows to main bay of front elevation OR timber-framed casement windows set in groups to front elevation
 - Lack of elaborate leadlighting
 - Use of appropriate colour schemes for detailing
- Fences appropriate to typology and period of construction
 - Original iron palisade fences
 - Original low face-brick (not rendered or painted) walls

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)

29.6 DETAILS AND ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA

The South Dulwich Hill Heritage Conservation Area has undergone many layers of change and alteration over the years since it was first developed. Some of these contribute to the cumulative heritage significance of the area but others do not because they are of an irreversible nature or result in a visual 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
- 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