

## HCA 32 Collins Street Heritage Conservation Area (Tempe)

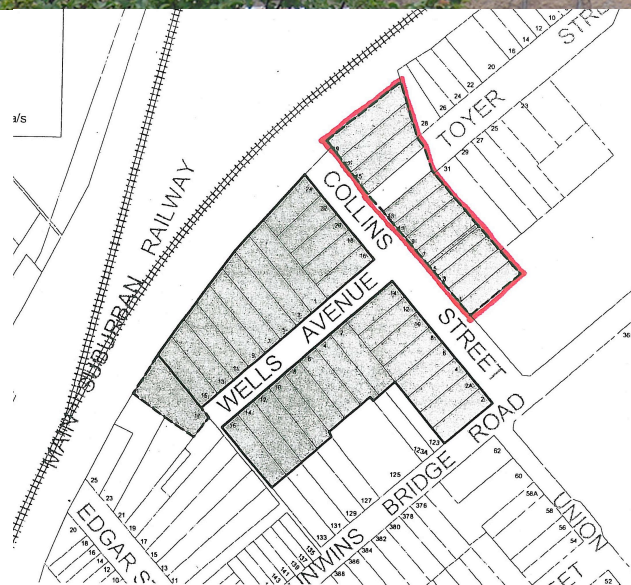


Figure 32.1 HCA 32 – Collins Street Heritage Conservation Area

### 32.1 LOCATION

The Collins Street Heritage Conservation Area is located near Unwins Bridge Road to the south of Tempe High School, Tempe.





Figure 32.2 The Area in 1943 and 2009 (source: NSW Lands Department SIX Viewer)

## 32.2 DESCRIPTION

The Collins Street Heritage Conservation Area is a small area of ten houses and a playground on the northern side of Collins Street at Tempe. The street slopes sharply from Unwins Bridge Road in the east to the railway below and the houses step down the hillside as they follow the fall in the land, creating an aesthetically distinctive streetscape. The focus of the area is the group of late Victorian sandstone cottages at 1-3 and 11-13 Collins Street which are likely to have been constructed from stone from the adjacent Hamilton's Quarry (the face of which extended north from the rear boundary between 1 and 3 Collins Street). These four sandstone cottages have been listed as a heritage item (group), together with the remains of the quarry face in the Marrickville Local Environmental Plan. Each demonstrates different stoneworking techniques and finishes and is substantially intact (although the roof to 13 Collins Street has been re-tiled in orange Marseilles terracotta and 11 Collins Street has been re-roofed in slate and the dormer window installed). The high quality stonemasonry contrasts with the simple detailing and finishes to most houses – suggesting that they were possibly built by workers at the quarry for their own occupation.

Number 5 Collins is a simple single-fronted brick Federation cottage but continues the local theme by being built on a substantial sandstone base to the street elevation. The adjacent cottage, Whitby at 7 Collins Street is a rare example of a late Victorian/early Federation cottage built of common bricks rather than face brickwork, or, in the context of this area, sandstone block. The use of Flemish Bond for the brickwork is also rare for a cottage from this period. The cottage also has an excellent palisade fence with mono-block rough-finished sandstone pillars, dressed capitals and rolled base course, suggesting that the current cottage may have replaced an earlier high-Victorian cottage on the site. The adjacent cottage at 9 Collins Street has now been rendered and painted, its verandah enclosed and its fence replaced by a 1960's red texture brick and cement block wall.

The houses at 7-13 Collins Street have retained their original fences on sandstone bases and 3 Collins has a low sandstone retaining wall to the street elevation, creating a sense of unity to the streetscape.

The group includes a simple model store on the site of 1 Collins Street, which although now vacant has retained the characteristics of an Inter-War corner shop, with functional design and austere brick and white glass tiles with blue trim and a simple skillion roof.

To the west of Toyer Street the simple Victorian cottage is substantially intact, and the small park on the corner occupies land which was never built upon. The two later (post-War cottages) at the western end of the group are infill development and contribute to the streetscape through their single storey scale but are not intrinsically contributory for their architectural or other values.

The street tree planting is low-growing native specimen trees set into the concrete footpath. They do little to enhance the streetscape quality of the group, although the eucalypts in the small park form a good group. The Jacaranda at the north-western end of the street, although young, makes a good contribution to the streetscape views, particularly when in flower. Most houses have specimen trees in their front gardens which also contribute to the area's unity.

The following figures illustrate the main elements and characteristics of the Collins Street Heritage Conservation Area.





Figure 32.3 to 32.6. This row of solid sandstone houses were probably built by the masons who worked in the adjacent quarry to the north. They demonstrate a range of popular Victorian domestic architecture. They are substantially intact although the house at Figure 32.3 has been recently reroofed in unglazed orange Marseilles pattern terracotta tiles; and a dormer window has been added to the house in Figure 32.4. The house shown in Figure 32.6 has been retiled and an unsympathetic cement block fence added. The two houses above have retained their original sandstone walls which contribute significantly to the quality of the streetscape.



Figure 32.5



Figure 32.6



Figure 32.7 and 32.8. This simple federation style cottage has been built of common bricks and forms a significant contrast to its sandstone neighbours. It is a significant variation of its style, the use of common brick to the front facade being rare. The front fence is a particularly good example of the iron palisade with substantial sandstone pillars.





Figure 32.9 this modest single fronted Federation cottage has been reroofed and the fence replaced by a modern replica which is significantly taller than the original form, but it has been painted a dark colour and is not unduly intrusive. The plain brickwork and simple detailing of this house contribute positively to the significance of the Collins Street area. Note also the wide setback to the adjoining sandstone house allowing a good view of the full sandstone construction.



Figure 32.10. This small building is a remnant shop, the glass tiles to the facade suggesting that it was a possibly a butcher or similar type of retail shop.



Figure 32.11 and 32.12. The streetscape group extends to the west of Toyer Street, with a pocket park located on the corner and a small Victorian vernacular cottage adjacent. The houses closer to the Railway line were built in the post-war period and contribute to the significance of this Area primarily through their sympathetic scale. The Jacaranda street planting on the footpath verge is a prominent streetscape element when in flower and creates a focal point to the area.



Figure 32.12. This Victorian vernacular cottage has been subjected to some gentrification layering but its scale and form remains substantially intact.





Figure 32.13. Streetscape view looking towards Unwins Bridge Road. The houses are largely hidden by the screening vegetation.



Figure 32.14 detail of sandstone and iron front fence.

### 32.3 SUMMARY OF HERITAGE VALUES

The Collins Street Heritage Conservation Area is significant because it demonstrates historic and high quality aesthetic values through its use of sandstone as its primary building material. Most of the contributory buildings were constructed between 1870 and 1930, and the use of sandstone from the adjacent quarry and subsequent occupation by stonemasons reveals the close connection between employment and housing that is an important theme of Marrickville's early development.

The buildings demonstrate a high level of craftsmanship through the construction and detailing of the stonework and although the houses are relatively modest in scale, they form a streetscape group of high aesthetic quality as they step down the hillside. Of particular note are the late Victorian sandstone cottages at 1-3 and 11-13 Collins Street.

The area also includes excellent examples of iron palisade fences with sandstone pillars and capping.

The area contains a 1930's free-standing shop – possibly a butcher's shop with 1930's ceramic and glass tiles to the exterior façade which is one of the last of its type and soon superseded by the local shopping centre.

The small park at the corner of Collins and Toyer Streets is good example of a 'pocket park' created on single lots of undeveloped land in the area.

The built forms of the area are rare in their use of sandstone as a primary construction material in the second half of the 19th Century, a period when it had passed from common use for residential dwellings. It also demonstrates rare aesthetic qualities due to the quality and details of construction. The Area is also representative of the close connection between employment and residence typical of the 19<sup>th</sup> Century Marrickville cultural landscape.

#### KEY PERIOD OF SIGNIFICANCE: 1870-1930

The Collins Street 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 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 part of the area known as the Sydenham farms which was sold for residential development in the late 19<sup>th</sup> and early 20<sup>th</sup> Centuries.</p> <p>The Area provides evidence of the early suburban form of development in the Council area.</p>	<ul style="list-style-type: none"> <li>– The development occurring as a result of this process includes examples of stone cottages and houses that are rare in the Marrickville area.</li> <li>– The clear differentiation in the age and architectural style of the houses between the northern and southern sides of Collins Street demonstrates the sequential development of the individual lots within Sydenham Farms.</li> </ul>
The area demonstrates the principal characteristics of a class of the Marrickville areas' cultural places (residential)	G	<p>It demonstrates the principal characteristics of the development of the Marrickville Council area from a rural Estate to residential area.</p> <p>It demonstrates the principal characteristics of residential development associated with the activity of a local industry.</p>	<ul style="list-style-type: none"> <li>– The built forms of the area are representative of the Marrickville area and in particular the close association between local industry and residential development demonstrated by the use of sandstone as a primary construction material in the second half of the 19<sup>th</sup> Century, a period when it had passed from common use for residential dwellings.</li> <li>– Through the built forms representative of the cultural needs and aspirations of the community that built and occupied them; including:</li> <li>– Development representing the Key Period of the Area's development (1880-1930): <ul style="list-style-type: none"> <li>• Late Victorian period cottages and single-storey villas</li> <li>• Modest single-fronted Federation cottages on substantial sandstone bases</li> <li>• Modest shop (butcher(?) ) to service local needs</li> </ul> </li> </ul> <p>Later infill</p> <ul style="list-style-type: none"> <li>• Post-War austerity and red-texture brick bungalows</li> </ul> <p>Cultural layering</p> <ul style="list-style-type: none"> <li>• Post-War migration –</li> </ul>



Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
			examples include rendering and painting of brickwork, removal of original detailing, removal of original timber windows and replacement by aluminium, removal and replacement of front fences
The area demonstrates the principal characteristics of a class of the Marrickville areas' cultural places (business)		<p>It demonstrates the principal characteristics of the development of the Marrickville Council area from a rural to residential area.</p> <p>It demonstrates the principal characteristics of residential development associated with the activity of a local business.</p>	<ul style="list-style-type: none"> <li>– The area contains a 1930's free-standing shop –possibly a butcher's shop – one of the last of its type and soon superseded by the local shopping centre and the advent of refrigeration negating the need for supplies such as fresh meat to be available throughout residential areas.</li> </ul>
<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 non-urban 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"> <li>– Kerbs are predominantly sandstone with some concrete. Gutters are concrete.</li> <li>– The small park at the corner of Collins and Toyer Streets is good example of a 'pocket park' created on single lots of undeveloped land in the area.</li> </ul>
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</p>	<ul style="list-style-type: none"> <li>– The Area demonstrates high quality aesthetic values through the use of rusticated sandstone in houses which is rare within the Marrickville area.</li> </ul>

Heritage Council Guideline for Inclusion satisfied	Crit.	Heritage value	How the value can be seen in the area today
Is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in the Marrickville area.	C	original houses in the area demonstrate the tastes and aesthetic values of the community at the late Victorian period	<ul style="list-style-type: none"> <li>– The detailed finish to each house within the area differs.</li> <li>– The houses have the potential to be associated closely with the stonemasons at the adjacent Alexander Hamilton Quarry and are possibly the mason's residences.</li> <li>– One property (9 Collins Street) demonstrates brickwork and brick type which is of an aesthetic character rare in the Marrickville area.</li> <li>– The area includes excellent examples of iron palisade fences with sandstone pillars and capping.</li> <li>– The area includes streetscapes of a high quality. This quality is derived from the scale, form and materials of the individual properties and their response to the topography by stepping up the hillside from the railway to Unwins Bridge Road.</li> </ul>
The area contains groups and streetscapes which collectively illustrate representative types of the Marrickville area's cultural landscape.	G		

### 32.4 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 (1870-1930). The Area focuses on the northern side of Collins Street. It includes the post-War development at the western end of the street because the scale and general form of these cottages is contributory to the streetscape values of the area. These properties are located at an important place in the streetscape, being at the termination of the main view down Collins Street to the west and 'read' as part of the area.

Although the former quarry wall is located to the north of the rear of the properties in the area and is clearly visible from Toyer Street the houses in Toyer Street have not been included in this area because they do not demonstrate as high a level of integrity as a group and do not 'read' as being built of sandstone.

### 32.5 ELEMENTS THAT CONTRIBUTE TO THE HERITAGE SIGNIFICANCE OF THE AREA



The table above outlined the ways in which the heritage significance of the Collins Street 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 Collins Street 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:**

- Consistent setbacks from the street alignment
- Setbacks from the street alignment are minimal but 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)**

- Sandstone construction - houses, fences, retaining walls and detailing.
- Building typologies reinforce the suburban grain.
  - Houses demonstrate strong streetscape qualities through cohesiveness of built form, scale, rhythm and materials.
  - Consistency and streetscape value reinforced by the 'stepping down' of roofs to follow the fall of the topography
  - High quality detailing to front elevation of intact and substantially intact houses appropriate to the period and style of the dwelling
  - High quality detailing to side elevation where forming street wall (13 Collins)
  - 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 Victorian roof forms (most properties, although there are some contributory roofs that are more complex in form)
  - Original dark red (not orange) unglazed or low glazed terracotta tiles
  - Primary plane of roofs slopes away from the street elevation
  - 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
  - Sandstone walls not painted

- Window openings appropriate for architectural type
  - Timber framed sash windows
  - Lack of elaborate leadlighting
  - Use of appropriate colour schemes for detailing
- Fences appropriate to typology and period of construction
  - Iron palisade set in sandstone base with sandstone pillars

#### **ELEMENTS THAT CONTRIBUTE TO THE INTEGRITY OF THE OVERALL PATTERN OF DEVELOPMENT IN THE AREA (NOT NECESSARILY VISIBLE FROM THE STREET)**

- Modest rear roof volumes
- Footprints of additions to the rear respect the traditional pattern of development (including service wing/pavilion/recessive scale)

### **32.6 ELEMENTS THAT DETRACT FROM THE HERITAGE SIGNIFICANCE OF THE AREA**

The Collins Street Heritage Conservation Area has undergone 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:

- Painting and rendering etc (including to original brick)
- Removal of original detailing
- Enclosure of verandah
- Alteration to fenestration patterns (including reconfiguration/re-orientation of vertical openings to horizontal)
- Removal/replacement of timber windows with aluminium-framed windows
- Replacement of timber detailing
- Application of conjectural detailing to new work
- Cement tiles to roof in non-Marseilles pattern.
- Contemporary unglazed bright orange terracotta roof tiles
- Visually intrusive security measures (eg security bars and mesh grilles painted a light colour)
- Replacement fences of type or form inappropriate to building typology and/or intrusive on aesthetic qualities of the streetscape