

Heritage Data Form

| ITEM DETAILS | | | | | | |
|--|---|--|----------------|--|------------------|------|
| Name of Item | Interwar Group | | | | | |
| Other Name/s Former Name/s | | | | | | |
| Item type (if known) | Heritage Conservation Area | | | | | |
| Item group (if known) | Urban Area | | | | | |
| Item category (if known) | Other—urban area | | | | | |
| Area, Group, or Collection Name | | | | | | |
| Street number | Various | | | | | |
| Street name | Hollands Avenue, Jocelyn Avenue, Marrickville Avenue, Wardell Road, Woodbury Street | | | | | |
| Suburb/town | Marrickville | | | | Postcode | 2204 |
| Local Government Area/s | Inner West | | | | | |
| Property description | Various | | | | | |
| Location - Lat/long | Latitude | | | | Longitude | |
| Location - AMG (if no street address) | Zone | | Easting | | Northing | |
| Owner | Various | | | | | |
| Current use | Residential | | | | | |
| Former Use | Residential | | | | | |
| Statement of significance | <p>Located on Gadigal Country, and in language known as Bulanaming, the Interwar Group Heritage Conservation Area (HCA), comprising three separate but connected precincts in Marrickville, has cultural significance for historic and aesthetic values which are rare locally and important to the Inner West.</p> <p>The group of buildings in the HCA form a series of highly intact and cohesive streetscapes through the use of consistent forms, materials and detailing, reflecting their construction by a single builder within a limited period of time. Herbert Henry Hollands was a prolific builder in the Marrickville area and was responsible for most of the buildings erected in the HCA, comprising detached brick cottages, pairs of semi-detached cottages and larger blocks of flats.</p> <p>The precincts were developed during the interwar period, through the redevelopment of earlier land holdings. The resultant pattern and form of the areas reflects the process of land development and changing concepts of density and home in a 'suburban' working class area.</p> <p>The design and detailing of the groups of Inter-War semi-detached bungalows and adjacent residential flat buildings are consistent throughout the three areas. The building stock is high in quality and includes the use of coloured and decorative brickwork laid to create integrated textural interest in a design that is normally very simply detailed. This detailing contributes visual and sensory appeal to the area.</p> <p>The consistent single-storey built scale with maximised lot coverage and minimal setbacks from all boundaries establishes an intimate aesthetic quality to the buildings in the group. The streetscape also demonstrates a high level of intactness and integrity of forms and finishes, with no evidence of major layering or significant layering to the fabric.</p> | | | | | |

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| Level of Significance | State <input type="checkbox"/> | Local <input checked="" type="checkbox"/> |
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| DESCRIPTION | | | | | |
|--|--|------|--------------------|------|---------------------------------------|
| Designer | Various | | | | |
| Builder/ maker | Various | | | | |
| Physical Description | <p>The Interwar Group HCA comprises three small areas on the western side of Marrickville: Hollands Avenue, Jocelyn Avenue and Woodbury Street. Each area is associated with builder Herbert Henry Hollands, who subdivided and sold the lots included in the HCA and constructed several of the brick cottages.</p> <p>They are predominantly single-storey, detached or semi-detached interwar style houses constructed of face brick with hipped roofs of Marseille tiles. Face brick is the primary construction material used for structural walls, decorative bands, reliefs, fences, window sills and chimneys. These houses are distinct for their use of polychrome brick. Openings are predominantly timber-framed. In some instances original timber framed windows have been replaced with aluminium..</p> <p>Setbacks from the street are consistent and houses generally have modest front gardens. The entry is via a side porch or front verandah.</p> | | | | |
| Physical condition and Archaeological potential | The area largely retains its original subdivision pattern and a large proportion of original housing stock. There are a small number of uncharacteristic dwellings. The streets are well maintained, and gardens are generally well landscaped and cared for, containing a mix of ornamental plants, native trees, shrubs and hedges. The archaeological potential of the area is unknown. | | | | |
| Construction years | Start year | 1936 | Finish year | 1948 | Circa <input type="checkbox"/> |
| Modifications and dates | There are some modifications to windows, including replacement of timber window frames with aluminium frames, and installation of metal bars. Roofing materials, including tile finishes vary. Some properties have rear additions although they appear to be small because the main structures tends to occupy most of the respective lot. Fences and gates vary but are typically low brick, timber picket, or woven wire. Some fences incorporate hedging. | | | | |
| Further comments | | | | | |

| HISTORY | |
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| Historical notes | <p>The Interwar Group HCA is located on the traditional Country of the Gadigal people. The Aboriginal name for the area is Bulanaming. A major feature of the landscape was the Gumbramorra Swamp, located between Marrickville and the present suburbs of St Peters, Sydenham and Tempe.</p> <p>Thomas Moore was granted 700 acres (283.3 hectares) at Bulanaming, between Petersham and the Cooks River area, in October 1799 and proceeded to exploit the timber stands on this landholding. His land was later acquired by Dr Robert Wardell in the 1820s. Wardell purchased and consolidated the various land grants in the area into his Petersham Estate, eventually amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. After he was murdered in 1834, the estate was divided among his sisters and the first subdivision of the extensive estate followed.</p> <p>The Interwar Group HCA is formed from three interwar subdivisions of the Petersham Estate. Most of the houses and flats in the area were erected by Ashfield builder Herbert Henry Hollands.</p> <p>Hollands Avenue/Marrickville Avenue/Livingstone Road This subdivision comprised 22 lots fronting Hollands Avenue, Livingstone Road and Marrickville Avenue. The land was occupied by Alfred William Cooper of Newtown, a grocer, by 1913. Following his death in 1920, 'late of Marrickville, retired dairyman', the lease was surrendered and a new lease</p> |

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| | <p>was registered to Cyril Cleveland Cooper of Marrickville, a dairyman. Cyril Cooper bought the property in 1925 from Caroline Milne Williams.</p> <p>In April 1935 Cooper transferred part of the land to the Dairy Farmers Co-operative Milk Company Ltd. The following year the other portion, comprising 3 acres and 16 perches, was transferred to the Municipal Council of Marrickville. That land was subdivided as Deposited Plan 17947 and Council began to sell the allotments from late 1936. Builder Herbert Henry Hollands appears to have built all the houses in this HCA, which were predominantly pairs of brick semi-detached houses and a few detached brick cottages. Hollands lodged several successful building applications to Council between June 1936 and October 1937 for pairs of brick semi-detached cottages and at least three single brick cottages.</p> <p>Jocelyn Avenue/Wardell Road/Pine Street In late 1940 Herbert Henry Hollands of Ashfield acquired 1 acre, 1 rood and 4 perches of land at the corner of Pine and Wardell streets. He subdivided that land and formed Jocelyn Avenue (Deposited Plan 19258) and began to build on the lots including, but not limited to, two blocks of six flats in Wardell Road and two pairs of semi-detached cottages in Jocelyn Avenue. Sales in the estate commenced in February 1941 and continued to October the same year. Lots 4–6 and 10–12 were not sold until 1948. During 1940 Hollands lodged several successful building applications to Marrickville Council for a single brick cottage, two blocks of six flats, one block of four flats and seven pairs of brick semi-detached cottages in Jocelyn Avenue and Pine Street.</p> <p>Woodbury Street/Enfield Street In 1936 and 1938, Herbert Henry Hollands of Ashfield consolidated two parcels of land in Woodbury and Enfield streets and subdivided it in 1938 as Deposited Plan 18407. Hollands lodged several successful building applications to Marrickville Council between March and December 1938 for pairs of brick semi-detached cottages and single brick cottages. Hollands reported that Atkinson and Radford had sold 'my pair cottages, Woodbury Street, Dulwich Hill' (<i>Sydney Morning Herald</i>, 16 June 1938, p 1) in June 1938. He proceeded to sell the houses commencing from June 1938 until the end of 1939.</p> |
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| THEMES | |
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| National historical theme | 4 Building Settlements, Towns and Cities – 4.1 Planning Urban Settlements |
| State historical theme | 4 Building settlements, towns and cities – Accommodation |
| APPLICATION OF CRITERIA | |
| Historical significance SHR criteria (a) | <p>The Interwar Group HCA is of historical significance as one of the last residential subdivisions in the area, a resubdivision of earlier Victorian-period estates, developed by local builder Herbert Henry Hollands between 1936 and 1943. The area demonstrates this significant period of development, retaining much of the original lots from the subdivisions.</p> <p>The Interwar Group HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Historical association significance SHR criteria (b) | <p>The Hollands Avenue section of the Interwar Group HCA is associated with Newtown grocer Alfred William Cooper. He operated a dairy on the land and upon his death in 1920 at Lone Pine, Marrickville Road, he was described in the probate notice as 'late of Marrickville, retired dairyman' (<i>Daily Telegraph</i>, 12 August 1920, p 3). The lease was surrendered after his death and a new lease was registered to his son Cyril Cleveland Cooper of Marrickville, a dairyman. Another member of the family, Thomas, was involved with the dairy in the same period. Cyril owned and operated a dairy on this land until 1935. However, as the land was later subdivided, there is no physical evidence of this period of use.</p> <p>The Interwar Group HCA does not meet the threshold for cultural significance at a local level under this criterion.</p> |

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| Aesthetic significance SHR criteria (c) | <p>The Interwar Group HCA is of aesthetic significance for its highly intact group of interwar housing. The area maintains much of its 1930s subdivision pattern, demonstrating a strong streetscape with consistently expressed built forms. The houses retain much of their original form, layout, fabric and detailing, and are collectively representative of the stylistic details of working-class housing at a time of significant austerity.</p> <p>The Interwar Group HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Social significance SHR criteria (d) | <p>A detailed social values assessment of the Interwar Group HCA has not been undertaken. There is no specific indication of strong or special associations with a particular community or cultural group beyond the local area.</p> <p>The Interwar Group HCA does not meet the threshold of significance under this criterion.</p> |
| Technical/Research significance SHR criteria (e) | <p>The historical archaeological potential of the Interwar Group HCA has not been assessed. It should be assessed to determine whether the HCA has research potential to contribute to a better understanding of the history of the Inner West and Marrickville.</p> <p>The Interwar Group HCA does not meet the threshold of significance under this criterion.</p> |
| Rarity SHR criteria (f) | <p>The Interwar Group HCA comprises a highly intact group of interwar dwellings, which have largely retained their original architectural forms, scale, massing, detailing and materials in both dwellings and ancillary development such as fences. The properties demonstrate characteristic interwar typologies and are easily understood as a group within the wider area. The integrity of the dwellings individually, and the streetscapes cumulatively, is consistent and rare within the context of the wider Marrickville area.</p> <p>The Interwar Group HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Representativeness SHR criteria (g) | <p>The Interwar Group HCA represents three former subdivisions of residential housing created in the interwar period. The built forms demonstrate the transformation of the area from a dense urban to detached suburban cultural landscape, and then the adaptation of the suburban form to a higher density and austere built form. Historically, the HCA is representative of the final phase of interwar subdivision in the Inner West.</p> <p>The Interwar Group HCA reaches the threshold for cultural significance at a local level under this criterion.</p> |
| Integrity | <p>The properties within the Interwar Group HCA generally have a high level of integrity, retaining much of their original brick detailing, scale and form. Contemporary modifications are minor and reversible.</p> |

HERITAGE LISTINGS

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| Heritage listing/s | |
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

| Type | Author/Client | Title | Year | Repository |
|------|---------------|-------|------|------------|
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| Newspaper article | <i>Sydney Morning Herald</i> | Advertising | 16 June 1938 | Trove, National Library of Australia |
| Newspaper article | <i>Daily Telegraph</i> | Advertising | 12 Aug 1920 | Trove, National Library of Australia |
| Plan | | Plan of part of the land comprised in Certificate of Title Vol 1134 Fol 34 known as Coopers Dairy Estate | | |

RECOMMENDATIONS

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| Recommendations | <p>The Interwar Group should be included as a heritage conservation area of local significance in Schedule 5 of the <i>Inner West Local Environmental Plan 2022</i>.</p> <p>The heritage significance and historic character of the Interwar Group HCA should be preserved and maintained through the retention of contributory buildings and the existing subdivision pattern.</p> <p>A detailed character statement and development controls specific to the Interwar Group HCA should be included in the Inner West Development Control Plan to guide future development and ensure the preservation of the area's significance. All buildings within the HCA should be identified in the DCP as contributory, neutral or uncharacteristic, through mapping and schedules.</p> <p>Retain historic street alignments, sandstone kerb and gutter, and significant built and landscape features, where extant. Archaeological assessment may be required prior to ground disturbance to ensure relics and Aboriginal objects are conserved.</p> |
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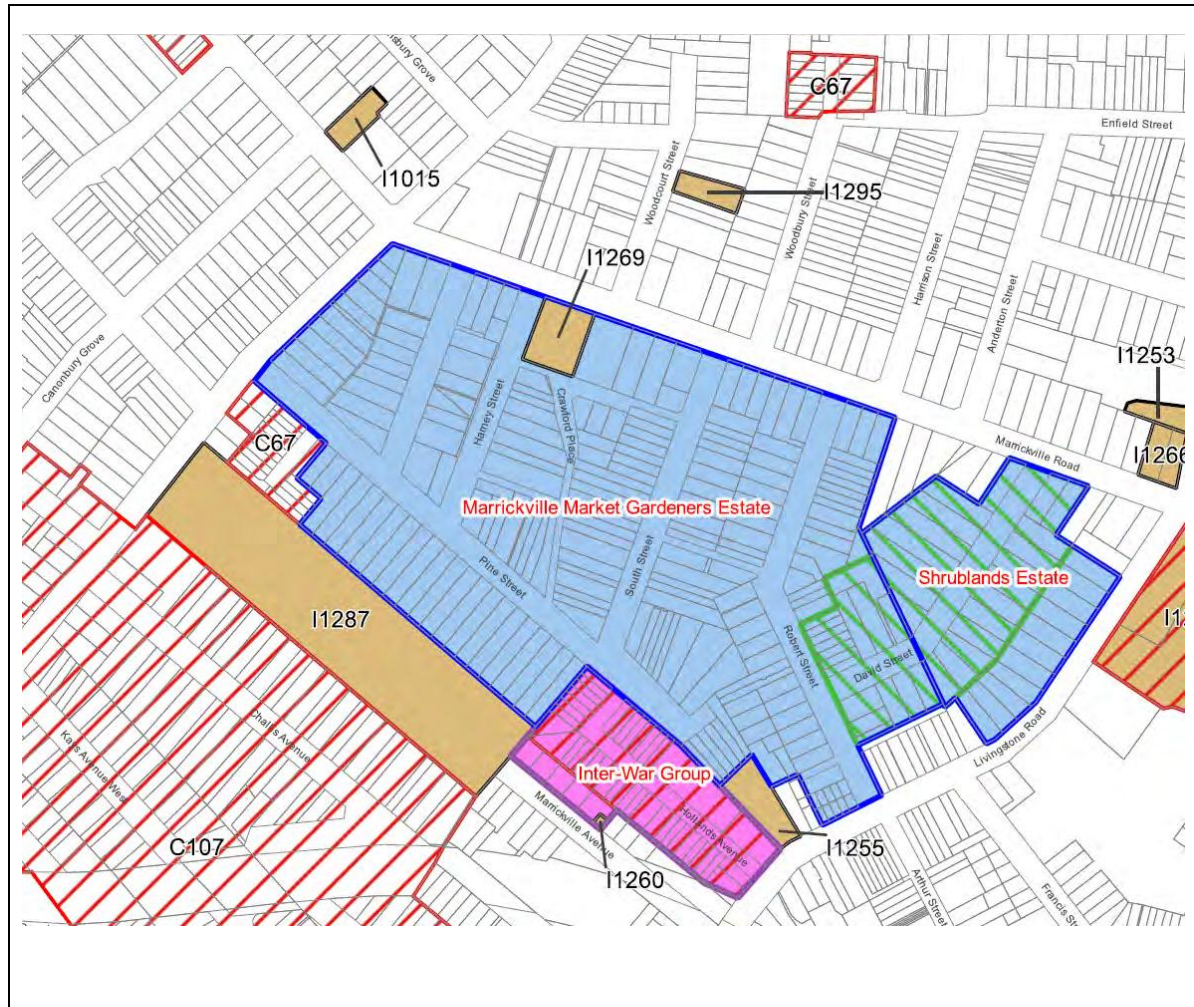
SOURCE OF THIS INFORMATION

| | | | |
|---|---------------------------------------|---|-----------------------------|
| Name of study or report | Inner West Residential Heritage Study | Year of study or report | 2023 |
| Item number in study or report | | | |
| Author of study or report | GML Heritage Pty Ltd | | |
| Inspected by | GML Heritage Pty Ltd | | |
| NSW Heritage Manual guidelines used? | | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| This form completed by | GML Heritage Pty Ltd | Date | April 2023 |

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IMAGES - 1 per page

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|----------------------|--|-----------------|--------------------|-------------------------------|--------------------|
| Image caption | Interwar Group HCA (Hollands Avenue) boundary. | | | | |
| Image year | 2022 | Image by | Inner West Council | Image copyright holder | Inner West Council |



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IMAGES - 1 per page

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|---------------|---|----------|------------------------------------|------------------------|--------------|
| Image caption | Interwar Group HCA (Hollands Avenue) boundary on aerial photograph. | | | | |
| Image year | 2023 | Image by | Six Maps with GML Heritage overlay | Image copyright holder | GML Heritage |



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IMAGES - 1 per page

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|----------------------|---|-----------------|--------------|-------------------------------|--------------|
| Image caption | Typical property within the Interwar Group HCA (Marrickville Avenue). | | | | |
| Image year | 2021 | Image by | GML Heritage | Image copyright holder | GML Heritage |

