

# *Heritage Data Form*

ITEM DETAILS							
<b>Name of Item</b>	Terrace Garden Estate						
<b>Other Name/s Former Name/s</b>							
<b>Item type (if known)</b>	Heritage Conservation Area						
<b>Item group (if known)</b>	Urban Area						
<b>Item category (if known)</b>	Other—urban area						
<b>Area, Group, or Collection Name</b>							
<b>Street number</b>	Various						
<b>Street name</b>	Osgood Avenue						
<b>Suburb/town</b>	Marrickville					<b>Postcode</b>	2204
<b>Local Government Area/s</b>	Inner West						
<b>Property description</b>	Various						
<b>Location - Lat/long</b>	<b>Latitude</b>	n/a			<b>Longitude</b>	n/a	
<b>Location - AMG (if no street address)</b>	<b>Zone</b>		<b>Easting</b>		<b>Northing</b>		
<b>Owner</b>	Various						
<b>Current use</b>	Residential						
<b>Former Use</b>	Residential						
<b>Statement of significance</b>	<p>Located on Gadigal Country, and in language known as Bulanaming, the Terrace Garden Estate heritage conservation area (HCA) has significance for historic, aesthetic, rarity and representative values at a local level, as a highly intact Federation housing development. The HCA is historically associated with ginger beer manufacturers William Augustus Starkey and his brother John Starkey. William Starkey lived close by at Gladstone Hall, Marrickville, and had purchased 9 acres of land from the Petersham Estate in 1871 which he owned until his death in 1888.</p> <p>In 1909, Starkey's land was subdivided by the trustees of his estate into 40 lots as the Terrace Garden Estate which was advertised for auction sale on 1 May 1909 in Osgood Avenue and Terrace Road (now Ewart Street). In total 22 of the allotments were sold on the day, suggesting the area was highly desirable to new residents.</p> <p>The area maintains the original block form of the Terrace Garden Estate created in the 1909 subdivision and demonstrates key Federation housing typologies. The cottages throughout the HCA are well maintained and display typical elements from their era such as gabled roofs, timber joinery, Marseille tiles, front verandahs and chimneys. The houses have identical setbacks behind brick fences and the street is lined with mature trees which positively contribute to the character of the area. The buildings are of varied designs which evidence the development of architectural design in Marrickville in the early Federation period. The HCA is a largely intact streetscape which expresses the early twentieth-century character of the area.</p>						
<b>Level of Significance</b>	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
<b>Designer</b>	Various					
<b>Builder/ maker</b>	Various					
<b>Physical Description</b>	<p>Terrace Garden HCA is located in the southwest corner of Marrickville near Dulwich Hill Station. It is a compact street of predominantly single-storey detached Federation houses bounded by Ewart Street to the south and School Parade on the north.</p> <p>The housing stock largely dates to the subdivision of the Terrace Garden Estate and displays largely intact examples of Federation houses, notably single-storey brick bungalows with pitched roofs, gables, timber joinery and Marseille tiles roofs. Several dwellings have undergone some alterations and additions including rear additions, reskinning and rendering. The houses have consistent setbacks behind brick fences with side driveways and the street is lined with mature trees. The architectural form and detailing of the houses demonstrate typical features from this era, including steep roof forms, chimneys, face brickwork with rendered details, original joinery and verandah details. Each of the buildings is of a different, but complementary, design.</p> <p>The properties feature small front gardens and low masonry fences. Trees have been planted along the road on either side which contribute to the character of the area.</p>					
<b>Physical condition and Archaeological potential</b>	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 and hedges. The archaeological potential of the area is unknown.					
<b>Construction years</b>	<b>Start year</b>	1908	<b>Finish year</b>	1919	<b>Circa</b>	<input checked="" type="checkbox"/>
<b>Modifications and dates</b>	<p>There are few modifications to the properties in the HCA. Minor alterations including bars on windows, replacement fences, handrail additions and replacement of timber-frame windows with aluminium windows are uncommon on the street.</p> <p>A substantial new building, The Onyx, does disrupt the flow and character of the street; however, it does not diminish the significance of the area.</p>					
<b>Further comments</b>						

HISTORY	
<b>Historical notes</b>	<p>Dulwich Hill occupies the traditional land 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. The swamp wetlands provided habitat for plants and animals which were vital to the life of the local Aboriginal people.</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 located on this landholding. Moore's 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, amassing over 2000 acres (800 hectares). He continued to cut the remaining timber stands on the estate. Following his murder in 1834, the estate was divided among his sisters and the first subdivision of the extensive estate followed.</p> <p>The Terrace Garden Estate HCA comprises a subdivision of part of Division 1B of the Petersham Estate. In 1871, William Augustus Starkey, the prominent cordial manufacturer, purchased approximately 9 acres of land from Priddle and Macarthur's subdivision of the Petersham Estate. He converted that land to Torrens title in 1886.</p> <p>Following Starkey's death, the property passed by transmission in 1888 to his brother, John Starkey. When he later died, the property passed by transmission in 1898 to the Permanent Trustee Company of New South Wales Ltd. In 1909 the company subdivided the land into 40 lots as the Terrace Garden</p>

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	<p>Estate (DP 5598). The estate was advertised for auction sale on 1 May 1909 as comprising 'excellent park like building land' (<i>Sunday Sun</i>, 17 April 1910, p 3) located in Osgood Avenue and Terrace Road (now Ewart Street). Raine and Horne reported that the auction was very successful with 'numerous [people in] attendance and the competition was keen throughout the sale' (<i>Sunday Times</i>, 2 May 1909, p 3) and a total of 22 lots were sold on the day, realising £1552 15s.</p> <p>The residue of unsold allotments was auctioned on 23 April 1910 and several lots were sold, totalling £581 10s.</p> <p>The allotments were listed for the first time in the 1908–1910 Valuation Book and their respective owners were named. The assessed unimproved capital values varied between £50 and £90. According to the 1911–1913 Valuation Book there were then 11 houses erected on the east side of the street and just four on the opposite side of the street. By 1917–1919 all bar one allotment (No. 35) had been built upon on the west side of Osgood Avenue.</p>
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<b>THEMES</b>	
<b>National historical theme</b>	4 Building settlements, towns and cities
<b>State historical theme</b>	Planning Urban Settlements
<b>National historical theme</b>	4 Building settlements, towns and cities
<b>State historical theme</b>	Accommodation

<b>APPLICATION OF CRITERIA</b>	
<b>Historical significance</b> SHR criteria (a)	<p>The subdivision pattern and buildings in Osgood Avenue, dating from 1909, are part of the residential development of the former Terrace Garden Estate which in the course and pattern of the Marrickville area is significant.</p> <p>The Terrace Garden Estate HCA originates from the Terrace Garden Estate, which was subdivided in 1909 from the property and block of land known as Terrace Gardens, Marrickville. Osgood Avenue, the key component of this HCA, was formed in the 1909 subdivision. In total 22 lots were sold at the sale and the residue was sold the following year. Purchasers built upon their allotments between 1909 and the end of World War I. Of the 22 lots in Osgood Avenue, 11 were built upon along the eastern frontage and four along the western side by 1911–1913. Houses were built on all bar one allotment (No. 35) by 1917–1919.</p> <p>The Terrace Garden Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
<b>Historical association significance</b> SHR criteria (b)	<p>The Terrace Garden Estate is historically associated with notable local people, including William Augustus Starkey and his brother John Starkey. William Augustus Starkey purchased 9 acres of land from the Petersham Estate in 1871 and owned it until his death in 1888, when it passed to his brother. The Terrace Garden Estate was subdivided by the Trustees in 1909.</p> <p>William Starkey founded Starkey's Ltd in 1838 as a ginger beer factory in the heart of the city. Starkey's Ltd was purchased by Shelley's in the 1950s. Starkey's was at one point the largest ginger beer factory in the Southern Hemisphere. William Augustus Starkey lived close by at Gladstone Hall, Marrickville.</p> <p>These connections are, however, incidental, and the subdivision does not provide clear and significant evidence of the life or works of associated people.</p> <p>The Terrace Garden Estate HCA therefore does not meet the threshold for cultural significance under this criterion.</p>

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<b>Aesthetic significance</b> SHR criteria (c)	<p>The Terrace Garden Estate HCA has cultural significance for its aesthetic values. The area maintains the original block form of the Terrace Garden Estate and demonstrates well-maintained examples of key Federation housing typologies. The cottages throughout the HCA display typical elements from their era such as gabled roofs, timber joinery, Marseille tiles, front verandahs, and chimneys. The houses have identical setbacks behind brick fences and the street is lined with mature trees which positively contribute to the character of the area.</p> <p>The buildings are of varied designs which evidence the development of architectural design in Marrickville in the early Federation period.</p> <p>The Terrace Garden Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
<b>Social significance</b> SHR criteria (d)	<p>A detailed social values assessment of the Terrace Garden Estate 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 Terrace Garden Estate HCA is likely to meet the threshold of significance under this criterion.</p>
<b>Technical/Research significance</b> SHR criteria (e)	<p>The historical archaeological potential of the Terrace Garden Estate 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 Terrace Garden Estate HCA has not been assessed under this criterion.</p>
<b>Rarity</b> SHR criteria (f)	<p>The Terrace Garden Estate was developed during the early Federation period, representing several significant typologies. Despite modifications, the area displays a good degree of integrity and intactness. The variety of design along Osgood Avenue should also be noted as an uncommon occurrence in the local area where nearby streets have nearly identical properties.</p> <p>The Terrace Garden Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
<b>Representativeness</b> SHR criteria (g)	<p>The Terrace Garden Estate HCA represents a period of development following the subdivision of the Terrace Garden Estate. It contains many examples of Federation housing which feature typical elements including timber joinery, front verandahs, pitched gabled roofs, brick fences and chimneys. The properties demonstrate the historic character of the area and are representative of the residential development in Marrickville during the early 1900s.</p> <p>The Terrace Garden Estate HCA reaches the threshold for cultural significance at a local level under this criterion.</p>
<b>Integrity</b>	<p>Terrace Garden Estate HCA is highly intact and has a good level of integrity.</p> <p>Most of the houses have retained their original façade details and materiality. Some properties, such as a postwar apartment building and a contemporary multistorey apartment building, do not fit into the Victorian/Federation character of the HCA; however, they utilise similar construction materials, setbacks and vegetation and do not detract from the overall character of the place.</p> <p>There are few major modifications to the properties within the HCA. Minor alterations include the introduction of security bars to windows, replacement of fences, and installation of handrails. The replacement of timber window frames with aluminium frames is uncommon on the street.</p>

# Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Subdivision plan	William Brooks & Co Ltd	Terrace Garden Estate Dulwich Hill	1909	State Library of NSW
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Newspaper	<i>Sunday Times</i>	Advertising	2 May 1909, p 3	Trove, National Library of Australia
Newspaper	<i>Sunday Sun</i>	Advertising	17 Apr 1910	Trove, National Library of Australia
Council Archives	Municipality of Marrickville	Valuation Book	1911-1913	Inner West Library

RECOMMENDATIONS	
Recommendations	<p>The Terrace Garden Estate 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 Terrace Garden Estate 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 Terrace Garden Estate 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, trees, 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>

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

# Heritage Data Form

**IMAGES - 1 per page**

Image caption	Terrace Garden Estate HCA boundary.				
Image year	2022	Image by	Inner West Council	Image copyright holder	Inner West Council





# Heritage Data Form

**IMAGES - 1 per page**

Image caption	Terrace Garden Estate HCA boundary on aerial photograph.				
Image year	2023	Image by	SIX Maps with GML Heritage overlay	Image copyright holder	GML Heritage



# Heritage Data Form

**IMAGES - 1 per page**

<b>Image caption</b>	Aerial view of the HCA in 1943 with overlay showing HCA boundary.				
<b>Image year</b>	1943	<b>Image by</b>	SIX Maps	<b>Image copyright holder</b>	NSW Spatial Services





# Heritage Data Form

IMAGES - 1 per page

Image caption	Terrace Garden Estate, Dulwich Hill, with overlay showing HCA boundary.				
Image year	1909	Image by	William Brooks & Co Ltd, Lithographers for Howard & Clarke	Image copyright holder	Out of copyright

**TERRACE GARDEN ESTATE DULWICH HILL**

**EXCELLENT PARK LIKE BUILDING LAND**

for Sale by Auction *on the Ground.*

3 minutes from Wardell Road Railway Stn  
8 minutes via Livingstone Road from Tram.

**SATURDAY, 1<sup>ST</sup> MAY, 1909.**  
**AT 3 O'CLOCK.**

**RAINE & HORNE**  
Auctioneers  
86 Pitt St Sydney  
In conjunction with  
**McCoy & Co**  
MARRICKVILLE.

**TRAIN FARES**  
Weekly 1/5  
Monthly 10/5  
Quarterly 25/5  
Tram fare to Central Station, only 2d

**TERRACE ROAD**

**OSGOOD AVENUE**

**TERRACE ROAD**

**Local Sketch**

**Note the very Easy Terms**  
£2 PER LOT DEPOSIT &  
£1 PER LOT MONTHLY.  
INTEREST 5% ON QUARTERLY BALANCES.  
**TORRENS TITLE**

**Howard & Clarke**  
Licensed Surveyors and R.P.A.  
90 Pitt St  
Sydney.

*All Dimensions subject to Deposited Plan.*

*William Brooks & Co Ltd LITH. SYDNEY*

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Image caption	Terrace Garden Estate, Dulwich Hill, with overlay showing HCA boundary.				
Image year	1910	Image by	William Brooks & Co Ltd, Lithographers for Howard & Clarke	Image copyright holder	Out of copyright

**TERRACE GARDEN ESTATE DULWICH HILL**

**EXCELLENT PARK LIKE BUILDING LAND**

for Sale by Auction on the Ground.

3 minutes from Wardell Road Railway Stn  
8 minutes via Livingstone Road from Tram.

**SATURDAY, 23RD APRIL, 1910**  
**AT 3 O'CLOCK.**

**RAINE & HORNE**  
Auctioneers  
86 Pitt St Sydney  
In conjunction with  
**Mc Coy & Co**  
MARRICKVILLE.

**TRAIN FARES**  
Weekly 1/6  
Monthly 10/6  
Quarterly 25/6  
Tram fare to Central Station only 2/6

**OSGOOD AVENUE**  
**TERRACE ROAD**

**Local Sketch**

**Note the very Easy Terms**  
**£2 PER LOT DEPOSIT &**  
**£1 PER LOT MONTHLY.**  
**INTEREST 5% ON QUARTERLY BALANCES.**  
**TORRENS TITLE**

**Howard & Clarke**  
Licensed Surveyors 90 Pitt St Sydney.

*All Dimensions subject to Re-surveyed Plan.*

*William Brooks & Co Ltd. STONEY*



# Heritage Data Form

**IMAGES - 1 per page**

Image caption	A typical dwelling within the HCA (12 Osgood Avenue).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



# Heritage Data Form

**IMAGES - 1 per page**

Image caption	A typical dwelling within the HCA (14 Osgood Avenue).				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage





# Heritage Data Form

**IMAGES - 1 per page**

Please supply images of each elevation, the interior and the setting.

Image caption	View showing the street trees.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage

